PEASE DEVELOPMENT AUTHORITY — **PUBLIC AGENDA**
Tuesday, June 16, 2026 — **Time: 8:30 a.m.**

Place: 55 International Drive – Board Conference Room
Watch Meeting Via Live Stream*:* https://townhallstreams.com/towns/pease_dev_nh

BOARD OF DIRECTORS' MEETING
AGENDA

I. Call to Order:

II. Acceptance of Meeting Minutes: Board of Directors' Meeting of April 21, 2026, and May 12, 2026* (Ferrini)

III. Public Comment:

IV. Committees:
- **A. Report:**
  - *No items to report*

V. Old Business:
- **A. Report:**
  - *No items to report*

VI. Consent Agenda Items:
- **A. Consent Agenda Approvals: * (Conard)**
  1. Pease Development Authority – Two John Deere Utility Tractors – James R. Rosencrantz & Sons Inc. * **(Parker)**
  2. Pease Development Authority – Utility Van – Hilltop Chevrolet * **(Fournier)**
  3. Pease Development Authority – New Hampshire Department of Safety – NH State Police Right of Entry – 16 Pease Boulevard * **(Semprini)**
  4. Pease Development Authority - Equitable Insurance Company – Employee Insurance of Life, Accidental Death & Dismemberment, and Long-Term Disability Insurance * **(Parker)**
  5. Pease Development Authority - Legal Services * **(Ferrini)**
  6. Pease Development Authority - Craft Brew Alliance, Inc. (f/k/a Redhook Ale Brewery, Inc.) – Consent to Lease and License Agreement Assignment and Partial Release of Craft Brew Alliance, Inc. with Corporate Guaranty – 35 Corporate Drive * **(Fournier)**
  7. Pease Development Authority – 165 Arboretum, LLC – Concept Approval * **(Conard)**
  8. Pease Development Authority / Portsmouth International Airport at Pease - University of New Hampshire – Wildcat Sponsorship * **(Ferrini)**
  9. Portsmouth International Airport at Pease – Moulison Electrical – North End Instrument Landing System Electrical Feed Repair * **(Semprini)**
  10. Skyhaven Airport – Right of Entry – Aerostate LLC d/b/a Technique Only Sport Pilot Academy * **(Parker)**
  11. Skyhaven Airport – Parking Lot – Jacobs Engineering and William P. Davis Excavation, LLC * **(Fournier)**

12. City of Portsmouth – Site Review Extension – 135 Corporate Drive (Wastewater Treatment Plant) * **(Ferrini)**

B. Consent Agenda Approval with Waiver: * (Fournier)

1. Pease Development Authority – Purchase of Motorola Radios and Accessories – 2-Way Communications * **(Conard)**
2. Pease Development Authority – 65 Aviation Avenue - Demolition of former Air Force Building – EnviroVantage * **(Parker)**

VII. Finance:

A. Executive Summary *

B. Reports:

1. FY2026 Financial Report for the Ten-Month Period Ending April 30, 2026 *
2. Cash Flow Projections for the Nine Month Period Ending February 28, 2027 *
3. Division of Ports and Harbors - Capital Improvement Plan FY 2026 – FY 2032 *

VIII. Licenses/Rights of Entry/Easements/Rights of Way:

A. Report: *

1. Lonza Biologics, Inc. – Right of Entry – 55 International Drive

IX. Leases:

A. Report: *

1. Sublease between 100 International, LLC and Terra Nova Land Development LLC at 100 International Drive (Suite #300)
2. Sublease between 222 International, LP and Bentley USA Inc. at 222 International Drive (Suite #160)
3. Sublease between Pioneer Aviation, LLC and WPF HOLDCO, LLC at 125 Aviation Avenue (Unit #2)
4. Sublease between Pioneer Aviation, LLC and Waypoint Holdings, Inc. (d/b/a Renew Medic By Net) (Unit #4)
5. Sublease between 325 Corporate Drive II, LLC, Bottomline Technologies, Inc., Market Square Architects and Needham Cooperative Bank at 325 Corporate Drive
6. Sublease between 75 New Hampshire, LLC and Collins Engineering, Inc. at 75 New Hampshire Avenue
7. Enterprise Rent-A-Car Company of Boston, LLC – Exercise Final One-Year Option at Portsmouth International Terminal at Pease

X. Contracts:

A. Report: *

1. Pease Golf Course - R.B. Allen Co., Inc. - On-call Fire Alarm and Sprinkler System – Replacement of Sprinkler Head in Walk-In
2. Skyhaven Airport – Lakes Region Environmental – Annual Fuel System Inspection
3. Pease Development Authority - Sunbelt Rentals – Rental of 36” Double Drum Ride-on Roller
4. Portsmouth International Airport at Pease – Sunbelt Rentals – Rental of 54’ Smooth Drum Ride-On Roller, Hydraulic Excavator and Hammer
5. Portsmouth International Airport at Pease – American Association of Airport Executives IET-LS - Maintenance Service Plan

6. Portsmouth International Airport at Pease - Sporty's Pilot Shop – Radios
7. BDMP Assurance, LLP (fka Berry Dunn) – PDA's Auditors - Exercise First of Three One-Year Options
8. Portsmouth International Airport at Pease – Sunbelt Rentals – Concrete Power Trowel
9. Division of Ports and Harbors Market Street Terminal - Republic Services – Catch Basin Cleaning
10. Portsmouth International Airport at Pease - Sunbelt Rentals – Lighting Towers

B. Marketing Funds Report: *

1. Airport One - Route Builder
2. Airport One – Fly My Airport
3. Breeze Airways – Radio / TV Ads

XI. Signs:

A. Report:

No items to report

XII. Executive Director:

A. Reports:

1. Annual Report +
2. Golf Course Operations *
3. Airport Operations *
    a) Portsmouth International Airport at Pease (PSM)
    b) Skyhaven Airport (DAW)
    c) Noise Line Report
        (i) April & May 2026 *

XIII. Division of Ports and Harbors:

A. Reports:

1. Division of Ports and Harbors Facilities Report *
2. Minutes of the Port Advisory Council Meeting of March 11, 2026 *
3. Minutes of the Port Advisory Council Meeting of April 22, 2026 *
4. Revolving Loan Fund – Loan Processed May 6, 2026, to commercial fisherman M.K. for purchase of commercial charter fishing and entertainment vessel
5. Division of Ports and Harbors – Right of Entry – MacPhail Fuels LLC d/b/a Just Oil Bulk Fuel Deliveries *
6. Hampton Harbor and Rye Harbor Marine Facilities – Right of Entry – New England Young Fishermen's Alliance *
7. Morton Salt – Market Street Terminal – Exercise last option of Eleven Months *
8. Market Street Terminal – Right of Entry – US Coast Guard Auxiliary *

B. DPH Consent Agenda Approvals: * (Parker)

1. Market Street Terminal - Functional Replacement Barge Dock- Design & Permitting Floating Dock Relocation – Appledore Marine Engineering * **(Conard)**
2. Market Street Terminal - Main Pier Dredge - Appledore Marine Engineering * **(Fournier)**
3. Hampton Harbor Marine Facility – Right of Entry – Central New Hampshire Guide Service, LLC * **(Semprini)**
4. Foreign Trade Zone – Fee Increase * **(Ferrini)**

C. **DPH Consent Agenda Approval with Waiver: * (Semprini)**

1. Market Street Terminal – Truck Scale Inspection/Service Agreement – Northeast Scale * **(Semprini)**

XIV. **New Business:**

A. **Report:**

No items to report

B. **Grant Applications Filed in March:**

1. Portsmouth International Airport at Pease – Taxiway Alpha South Reconstruction Grant
2. Division of Ports and Harbors - MARAD PIDP

XV. **Special Event:**

A. **Report ***:

1. Marathon Sports, LLC – Portsmouth 5K Road Race – May 23, 2026
2. Annual Walk of the National Multiple Sclerosis Society – May 30, 2026

XVI. **Upcoming Meetings:**

Airport Committee	July 30, 2026 @ 8:00 a.m.
Board of Directors	August 18, 2026 @ 8:30 a.m.

All Meetings begin at 8:30 a.m. unless otherwise posted.

XVII. **Directors' Comments:**

XVIII. **Non-public Session: * (Fournier)**

Pursuant to NH RSA 91-A:3, II (i), (j) and (l)

XIX. **Vote of Confidentiality: * (Conard)**

XX. **Adjournment:**

XXI. **Press Questions:**

XXII. **Consultation with Counsel**:

*	Related Materials Attached
**	Related Materials Previously Sent
***	Related Materials will be provided under separate cover
+	Materials to be distributed at Board Meeting
▭	Confidential Materials

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Ferrini:

I make a motion to accept the meeting minutes of the Board of Directors' meeting held on April 21, 2026, and May 12, 2026.

N:\RESOLVES\2026\Approve Minutes 4-21-26 & 5-12-26 (6-16-26).docx

PEASE DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS' MEETING
MINUTES

Tuesday, April 21, 2026

Presiding:	Steve Duprey, Chairman
Present:	Neil Levesque, Vice Chair; Karen Conard; Susan B. Parker; and Brian Semprini
Absent:	Thomas G. Ferrini, Treasurer and Steve Fournier
Attending:	Paul E. Brean, Pease Development Authority ("PDA") Executive Director; Anthony I. Blenkinsop, Deputy Director / General Counsel; Suzy Anzalone, Director of Finance; Tim Riese, Golf Course General Manager; Michael R. Mates, Director of Engineering; Jared Sheehan, Deputy Director of Engineering & Environmental Compliance; Richard Hartley, Director of Ports and Harbors; Michael Palelli, Chief Harbormaster; Tom Maciel, Facility Operations Manager; Andrew Pomeroy, Manager of Aviation Compliance & Safety; Greg Siegenthaler, IT Director; and Raeline A. O'Neil, Executive Administrative Assistant

Minutes Prepared By: Raeline A. O'Neil, Executive Administrative Assistant

AGENDA

I. Call to Order:

Chairman Duprey ("Duprey") called the meeting to order; the meeting commenced at **8:30 a.m.**

II. Acceptance of Meeting Minutes: Board of Directors' Meetings of March 17, 2026

Director Conard **moved** the **motion** and Director Parker **seconded** to **accept the public and non-public meeting minutes of the Board of Directors' held on March 17, 2026.**

Discussion: None. **Disposition**: Resolved **unanimous** (5-0) vote for; motion **carried**.

III. Public Comment:

Jim Fernald ("Fernald") – Spoke to automobile and boat registrations considered motor vehicle records and not considered public records open to inspection, except in limited circumstances requiring consent of record owner. Fernald spoke to disclosure of information, related law(s)/consequences, and 2024 / 2025 registration information provided to Board. Fernald stated filed complaint with the Public Integrity Unit at the Attorney General's office regarding the information discussed.

Brad Cook ("Cook") – Cook informed the Board of his service on Port Advisory Council and operating five (5) passenger / fishing vessels in Rye Harbor prior to retirement. Spoke to the adoption of the Commercial Mooring Policy effective January 1, 2025, and stated if a Harbormaster ("HM") holds a commercial mooring permit in its "work" harbor, HM needs to apply for transfer to another port/harbor to maintain HM position or resign in order to avoid conflict of interest; provided general information concerning the HM position and retirement of former Rye HM. Further, Cook indicated an exemption of surrounding HM due to their holding a general versus commercial mooring permit. Cook went on to speak to a submission in 2024 regarding conflict(s) of interest at Rye Harbor.

Adam Baker ("Baker") – Reserved his comment and continued with the information Cook left on the podium. Baker read that a conflict of interest review was conducted a number of years ago with a determination of non-issue. Spoke to businesses at Rye Harbor, the relations / support of DPH staff, and the investigation of complaint (in 2022) by Attorney Stevens who concluded no evidence of a conflict of interest. Also spoke to mooring waitlist.

IV. Committees:

A. Report:

No items to report

V. Old Business:

A. Report:

No items to report

VI. Consent Agenda Items:

A. Consent Agenda Approvals:

1. **Portsmouth International Airport at Pease – Runway De-icer – Pelican Chemicals, Inc.**
2. **Portsmouth International Airport at Pease – Air Service Development Consulting Services – Daniel Fortnam**
3. **Portsmouth International Airport at Pease - Taxiway Alpha South – PDA's On-Call Airport Planning & Engineering Consultants Hoyle Tanner & Associates, Inc. and McClure Engineering Co. and Pike Industries**
4. **Portsmouth International Airport at Pease - Airport Operations Fit Up - PDA's On-Call Architectural and Engineering Consultant Harriman Associates, Inc.**
5. **Portsmouth International Airport at Pease – Supply and Delivery of Redi-Mix Concrete - Redimix Companies, Inc.**
6. **Pease Development Authority - Legal Services**
7. **Pease Development Authority – Amendment No. 1 to Public Relations and Marketing Services Professional Services Agreement – Tiffy Eddy Media**
8. **Pease Development Authority – Signage Application and Lamination Table – B&C Graphics LLC**

Director Conard <u>**moved**</u> the <u>**motion**</u> and Director Parker <u>**seconded**</u> that **the Pease Development Authority Board of Directors hereby moves that item numbers <u>1-8</u> from the**

consent agenda list below be approved as a single consent agenda item, and that the proposed motions included for each be incorporated into such approval as the operative motion for each item.

1. **Portsmouth International Airport at Pease – Runway De-icer – Pelican Chemicals, Inc.**
2. **Portsmouth International Airport at Pease – Air Service Development Consulting Services – Daniel Fortnam**
3. **Portsmouth International Airport at Pease - Taxiway Alpha South – PDA's On-Call Airport Planning & Engineering Consultants Hoyle Tanner & Associates, Inc. and McClure Engineering Co. and Pike Industries**
4. **Portsmouth International Airport at Pease - Airport Operations Fit Up - PDA's On-Call Architectural and Engineering Consultant Harriman Associates, Inc.**
5. **Portsmouth International Airport at Pease – Supply and Delivery of Redi-Mix Concrete - Redimix Companies, Inc.**
6. **Pease Development Authority - Legal Services**
7. **Pease Development Authority – Amendment No. 1 to Public Relations and Marketing Services Professional Services Agreement – Tiffy Eddy Media**
8. **Pease Development Authority – Signage Application and Lamination Table – B&C Graphics LLC**

Discussion: None. **Disposition**: Resolved **unanimous** (5-0) vote for; motion **carried**.

VII. Finance:

A. Executive Summary

B. Reports:

1. **FY2026 Financial Report for the Eight-Month Period Ending February 28, 2026**
2. **Cash Flow Projections for the Nine Month Period Ending December 31, 2026**

Suzy Anzalone ("Anzalone"), PDA Finance Director, spoke to the reports and indicated that year-to-date ("YTD") consolidated revenues being slightly below budget projections by 1.2% and consolidated expenditures also being under budget by 6.2%, interest earned on the money market account, and net operating loss. The business units are all performing favorably to expectations; DPH is performing negatively compared to budgeted projections but indicates a positive YTD operating income.

Anzalone spoke to unrestricted cash for PDA and DPH, significant capital improvements over the next twelve (12) to eighteen (18) months reducing the cash position; and $3.5 million spent on capital expenditures.

Anzalone spoke to reduction to cash flow to DPH and PDA; PDA's reduction would be due to capital improvement projects.

Duprey spoke to a reduction in fees received and assumes this is due to the present economy; Anzalone affirmed.

3. Fiscal Year '26 - Berry Dunn Pre-Audit Presentation and Engagement Letter

Providing the Pre-Audit Presentation: Katie Balukas ("Balukas") and Kate Skrocki ("Skrocki") of Berry Dunn ("BD").

Balukas spoke to BD's overall audit plan and the engagement letter summary and required communications summarizing BD's preparation and presentation of the financial statements with management, designing, implementing and maintaining internal controls. BD's role expresses an opinion of reasonable assurance as it does not test 100% of the reported transactions, management discussion / analysis, and Required Supplemental Information ("RSI") which is not audited. Further, the audit does not relieve management of its responsibilities as BD reviews internal controls but does not issue an opinion on the controls. BD does perform tests on key areas which changes from year to year; should the Board have any additional areas for review, those could be incorporated into the audit plan without it being identified as received by a specific individual. Balukas also spoke to a risk-based audit approach; not aware of any relationships that would impair BD's independence.

Balukas stated in addition to the Financial Statement Audit BD does perform a federal performance or Uniformed Guidance Audit due to the receipt and expenditure of over $1,000,000.00 in federal grant awards each year. BD issues an opinion on compliance with a direct and material requirements of the grants themselves, an opinion on schedule of expenditures of federal award (inventory of grants received), and performs tests regarding the compliance and schedule of material financial statements.

Skrocki spoke to significant audit areas reviewed, how BD incorporates an element of unpredictability and in year's past have incorporated additional control testing over journal entry postings, as well as invoicing and controls at Division of Ports and Harbors ("DPH").

Skrocki spoke to audit timing, communications with management of issues that may have arisen over the fiscal year, and the anticipated schedule of fieldwork. The interim audit will commence the week of June 8th which includes planning procedures over the Financial Statement Audit and Uniform Guidance Audit, with year-end procedures scheduled to occur on the weeks of August 24th and 31st and will include management's participation / review of the financial statements. It is anticipated that draft reports will be provided to management by October 2nd with provision to the Audit Committee; BD will issue its reports by mid to late October; those reports will be provided to the State for filing.

Balukas stated at the end of the audit a communication letter will be provided identifying any internal control matter deficiencies; however, do not anticipate there to be any identified. There are two new accounting standards being implemented this year, GASB 103 and 104; numbers will not change, it will be how presented in footnotes.

Parker inquired if state match is considered when reviewing federal program(s); Balukas stated from grant perspective, BD has to look at upwards of three as a percentage of coverage, but if there is significant material match not related to the program being tested BD would look at that as well outside of the Uniform Guidance Audit.

VIII. Licenses/Rights of Entry/Easements/Rights of Way:

A. Report:

1. **Skyhaven Airport – Right of Entry – EAA 225 Young Eagles**
2. **PROCON, Inc. – Right of Entry – 360 Corporate Drive**
3. **Bay Crane Northeast LLC – Right of Entry – 119 Arboretum Drive**

In accordance with the "Delegation to Executive Director: Consent, Approval and Execution of License Agreements," PDA entered into the following Right-of-Entry:

1. Name: EAA 225 Young Eagle
License: Right of Entry
Location: Skyhaven Airport
Purpose: Staging and hosting EAA 225 Young Eagle Flight Rally events
Term: April 11, 2026, through October 11, 2026

2. Name: PROCON, Inc.
License: Right of Entry
Location: 360 Corporate Drive
Purpose: Geotechnical review and site survey purposes
Term: March 23, 2026, through June 30, 2026

3. Name: Bay Crane Northeast LLC
License: Right of Entry
Location: 119 Arboretum Drive
Purpose: Stagging equipment in support of the Cemetery Brook Drain Project, Manchester, NH
Term: April 27, 2026, through July 31, 2026

Director Fournier was consulted and granted his consent regarding these Rights of Entry.

IX. Leases:

A. Report:

1. **Sublease between 100 International, LLC and Red Door Title, LLC at 100 International Drive (Suite #365)**
2. **Sublease between Tower Hill Development, LLC and HW LE OpCo, LLC at 183 International Drive**

In accordance with the "Delegation to Executive Director: Consent, Approval of Sub-Sublease Agreements" PDA approved the following subleases:

1.	Tenant:	Red Door Title, LLC
	Space:	100 International Drive (Suite #365)
	Use:	Office and related uses
	Term:	Five (5) years and seventeen (17) days commencing March 17, 2026, through March 31, 2031
2.	Tenant:	HW LE OpCo, LLC
	Space:	183 International Drive
	Use:	Professional and business office uses
	Term:	Six (6) years commencing April 1, 2026, with up to two (2) five (5) year options

The Delegation to Executive Director: Consent, Approval of Sub-sublease Agreements also requires the consent of one member of the PDA Board of Directors. In this instance, Director Fournier was consulted and granted his consent.

X. Contracts:

A. Report:

1. **Portsmouth International Airport at Pease – Air Service Development – Daniel Fortnam One Month Extension**
2. **Portsmouth International Airport at Pease - Tripleplay Services North America Inc. dba Uniguest – 3 License Agreements for Flight Information Display System & Gate Identification Display System**
3. **Portsmouth International Airport at Pease – Accu-Tel – Telephone System**

In accordance with Article 3.9.1.1 of the PDA Bylaws, PDA is pleased to report the following:

1.	Project Name:	Portsmouth International Airport at Pease - Air Service Development Consultant Agreement
	Board Authority:	Director Ferrini
	Cost:	$2,500 plus expenses
	Summary:	Extension for the month of April of Daniel Fortnam's consulting agreement.
2.	Project Name:	Tripleplay Services North America Inc. dba Uniguest
	Board Authority:	Director Ferrini
	Cost:	$944.55

Summary: Portsmouth International Airport at Pease - 3 Licenses for Flight Information Display System and Gate Information Display System.

3. Project Name: Accu-Tel
Board Authority: Director Ferrini
Cost: $3,018.00
Summary: Portsmouth International Airport at Pease – Phone System

B. Marketing Funds Report:

1. **Breeze Aviation Group, Inc. – Marketing Commercials**
2. **University of New Hampshire Wildcat Sports Properties, LLC – Second Installment of Sponsorship Fee**

Brean indicated the report is associated with marketing expenses related to airline advertising campaigns with Breeze Airways to Ft. Meyers area, Orlando area and local agencies to support the Ft Meyers activity. Further, Brean spoke to the advertisement sponsorship at UNH with its media outlets.

XI. Signs:

A. Report:

No items to report

XII. Executive Director:

A. Reports:

1. Golf Course Operations

Tim Riese ("Riese"), PGA Professional, Pease Golf Course ("PGC") spoke to the condition of the course through the winter and damage to the 6th green on the Blue Course being worked on. The driving range was opened on March 20th, 18 holes on April 6th, and all 27 holes open as of April 17th. Riese indicated the event schedule is full; largest event is to benefit the Portsmouth Youth Football with anticipated participation of 300+ players this year. Majority of seasonal staff (maintenance and golf shop) are returning, making operations smooth.

Lastly, the company installing the irrigation system will be onsite this week and anticipate completion before the heavy irrigation season starts.

Duprey inquired into automatic mowers to cover large areas of the course; Riese stated PGC is looking to purchase an automated mower for the grounds; in the CIP included a purchase of an automated range picker. Brean spoke to a demonstration observed and the abilities of the mower.

2. **Airport Operations**
   a) Portsmouth International Airport at Pease (PSM)
   b) Skyhaven Airport (DAW)
   c) Noise Line Report
      (i) March 2026

Brean spoke of the current geopolitics and its impact on the airline industry. Allegiant is in the process of merging with Sun Country and will blend its networks; the goal of Breeze is to maintain capacity. Enplanements are roughly the same as last year with less flights coming in, meaning the load factor of the flights is higher.

Brean also spoke to revenue received from parking, fuel flowage fee and observing the airline industry.

Thermo Fisher's hangar development at the airfield is progressing with potential occupancy by late summer / early fall.

PDA has met the necessary permitting for the revenue parking expansion (220 spaces), which services long-term parking, day-to-day operations and car rental facilities.

The Air Traffic Control Tower ("ATCT") project is underway with work being performed from the basement up, with updates to utilities which supports the ATCT.

Brean spoke to the Airport Improvement Project for Taxiway "Alpha" South being a major pavement reconstruction project of the main egress to the runway supporting the Air National Guard ("ANG") and commercial activity. Duprey asked when the project would be completed; Michael Mates ("Mates"), Director of Engineering, stated next spring. Mates further indicated PDA is waiting for the grant offer which is anticipated to be received in the fall.

Brean informed the Board that a piece of snow removal equipment for de-icing has been received which will replace a 32-year-old piece of equipment.

Brean spoke of the activity at the ANG and concession agreement with Enterprise Rental Car.

Lastly, Brean informed the Board that only one noise complaint was received in March.

XIII. Division of Ports and Harbors:

A. Reports:

1. **Division of Ports and Harbors Facilities Report**
2. **Minutes of the Port Advisory Council Meeting of January 14, 2026**
3. **Minutes of the Port Advisory Council Meeting of February 11, 2026**
4. **Sail Portsmouth - Right of Entry - Hosting "OOSTERSCHELDE" 2026 Tall Ship Event at Portsmouth Fish Pier**
5. **Rye Harbor Marine Facility – Right of Entry – Salty Rose Charters, LLC**

6. **Commercial Mooring Transfer – Baker to Hooked on Fish Charters, LLC**
7. **Commercial Moorings for Hire Applications**
8. **Rye Harbor Marine Facility – Right of Entry – Adam Baker dba Vintage Fish Company**
9. **Market Street Terminal – Right of Entry – Atlantic Marine Corporation & World Fuel Services, Inc.**

Duprey commended Richard Hartley ("Hartley"), Director of Ports and Harbors ("DPH"), and stated Hartley has the confidence of the Board, and it appreciates his work.

Hartley informed the Board of recently hosting two (2) high school students during government day speaking to them regarding the maritime industry on the Seacoast. He invited educators in the region to contact him if they would like to tour the [Market Street] facility with their students so they can be informed of the opportunities available in the maritime industry.

Further, Hartley spoke to his facilities report informing the Board of the various activities at the facilities. Hartley spoke extensively to the ongoing management by Tom Maciel, Facility Operations Manager, working with QT Pod, the entity that provides credit card service for the fuel system, to troubleshoot the system at the Portsmouth Fish Pier. Parties are working to mitigate the issues; aside from the fishermen utilizing the fuel system, there are other governmental entities which use the system and it needs to be operational 24/7.

Hartley spoke to the recent installation of the floats at both Hampton and Rye Harbors; introduced Mike Palelli, the new Chief Harbormaster who started on Friday, April 17th; and anticipates at the May Board meeting submitting renewals for Charter Only Right of Entries for consideration.

Parker inquired as to the start date of American Cruise Lines; Hartley stated there are eight scheduled cruises with the arrivals occurring every two weeks, carrying between 100 and 130 passengers for one to day stays.

Duprey inquired into the recent mooring renewal; Hartley spoke to the variety of ways that information was relayed concerning mooring renewals and there have been no appeals received.

B. DPH Consent Agenda Approvals:

1. **Rye Harbor Marine Facility – Right of Entry Transfer from Tontine Fishing Inc. to Patrick Dennehy**
2. **Market Street Terminal – Right of Entry – Atlantic Marine Corporation & Irving Oil Terminals, Inc. Bulk Fuel Deliveries**
3. **Division of Ports and Harbors Marine Facilities – Right of Entry - Roberts Energy, LLC Bulk Fuel Deliveries**

Director Parker **moved** the **motion** and Director Levesque **seconded** that **the Pease Development Authority Board of Directors hereby moves that item numbers 1-3 from the Division of Ports and Harbors consent agenda list below be approved as a single consent agenda item, and that the proposed motions included for each be incorporated into such approval as the operative motion for each item.**

1. **Rye Harbor Marine Facility – Right of Entry Transfer from Tontine Fishing Inc. to Patrick Dennehy**
2. **Market Street Terminal – Right of Entry – Atlantic Marine Corporation & Irving Oil Terminals, Inc. Bulk Fuel Deliveries**
3. **Division of Ports and Harbors Marine Facilities – Right of Entry - Roberts Energy, LLC Bulk Fuel Deliveries**

Discussion: None. **Disposition**: Resolved **unanimous** (5-0) vote for; motion **carried**.

XIV. New Business:

A. Report:

No items to report

B. Grant Applications Filed in January and February:

1. Skyhaven Airport - Wildlife Fence Construction
2. Portsmouth International Airport at Pease – Congressional Funding Request for Pipe/Apron Work
3. Division of Ports and Harbors - Congressional Funding Request for two (2) telehandlers

XV. Special Event:

A. Report:

No items to report.

XVI. Upcoming Meetings:

Noise Compatibility Committee	April 21, 2026 @ 6:30 p.m.
Airport Committee	May 11, 2026 @ 8:30 a.m.
Board of Directors	May 19, 2026 @ 8:30 a.m.

All Meetings begin at 8:30 a.m. unless otherwise posted.

XVII. Directors' Comments:

Duprey and Parker will not be attending the upcoming May 19th Board meeting; Brean spoke to polling the Board members regarding their availability for a quorum. If necessary, may modify the May and June meetings scheduled for one meeting date.

XVIII. Adjournment:

Director Levesque **moved** the **motion** and Director Semprini **seconded** to **adjourn the Board meeting. Meeting adjourned at 9:31 a.m.**

Discussion: None. **Disposition**: Resolved **unanimous** (5-0) vote; motion **carried**.

XIX. Press Questions:

None.

XX. Consultation with Counsel:

Respectfully submitted,

Paul E. Brean, A.A.E.
Executive Director

Accepted by the Board of Directors' at its meeting of ________________, 2026.

PEASE DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS' MEETING
MINUTES

Tuesday, May 12, 2026

Presiding:	Steve Duprey, Chairman
Present:	Neil Levesque, Vice Chair; Thomas G. Ferrini, Treasurer; Karen Conard; Steve Fournier; Susan B. Parker; and Brian Semprini
Attending:	Paul E. Brean, Pease Development Authority ("PDA") Executive Director; Anthony I. Blenkinsop, Deputy Director / General Counsel; Tanya Coppeta, Employee Relations Manager; and Raeline A. O'Neil, Executive Administrative Assistant
Minutes Prepared By:	Raeline A. O'Neil, Executive Administrative Assistant

AGENDA

I. Call to Order:

Chair Duprey ("Duprey") called the meeting to order; the meeting commenced at **8:00 a.m.**

II. Non-public Session:

Pursuant to NH RSA 91-A:3, II

Director Conard **moved** the **motion** and Director Ferrini **seconded** that **the Pease Development Authority Board of Directors enter non-public session pursuant to NH RSA 91-A:3 II (a), (c), (j) and (l).**

Discussion: None. **Disposition**: Resolved **unanimous** roll call (7-0) vote for; motion **carried**.

The Board went into Non-Public Session at 8:01 a.m. and came out of Non-Public Session at 9:06 a.m.

III. Vote of Confidentiality:

Director Fournier **moved** the **motion** and Director Conard **seconded** that be it **resolved, pursuant to NH RSA 91-A:3, the Pease Development Authority Board of Directors hereby determines that the divulgence of information discussed and decisions reached in the non-public session of its May 12, 2026, meeting, if disclosed publicly, likely would affect adversely the reputation of persons other than a member of the public body itself, render the proposed actions ineffective, and disclose confidential information, and, therefore, further agrees that the minutes of said meeting shall be held confidential until, in the**

opinion of a majority of the Board of Directors, the aforesaid circumstances no longer apply.

Discussion: None. **Disposition**: Resolved **unanimous** roll call (7-0) vote for; motion **carried**.

IV. Upcoming Meetings:

Golf Committee	June 15, 2026 at 8:30 a.m.
Finance Committee	June 15, 2026 at 9:00 a.m.
Board of Directors	June 16, 2026 at 8:30 a.m.
	(May 19, 2026 - cancelled)

All Meetings begin at 8:30 a.m. unless otherwise posted.

V. Directors' Comments:

VI. Adjournment:

Director Levesque **moved** the **motion** and Director Semprini **seconded** to **adjourn the Board meeting. Meeting adjourned at 9:07 a.m.**

Discussion: None. **Disposition**: Resolved **unanimous** (7-0) vote; motion **carried**.

Respectfully submitted,

Paul E. Brean, A.A.E.
Executive Director

Accepted by the Board of Directors' at its meeting of ________________, 2026.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Conard:

The Pease Development Authority Board of Directors hereby moves that item numbers _________ from the consent agenda list below be approved as a single consent agenda item, and that the proposed motions included for each be incorporated into such approval as the operative motion for each item.

1. Pease Development Authority – Two John Deere Utility Tractors – James R. Rosencrantz & Sons Inc.
2. Pease Development Authority – Utility Van – Hilltop Chevrolet
3. Pease Development Authority – New Hampshire Department of Safety – NH State Police Right of Entry – 16 Pease Boulevard
4. Pease Development Authority – Equitable Insurance Company – Employee Insurance of Life, Accidental Death & Dismemberment, and Long-Term Disability Insurance
5. Pease Development Authority – Legal Services
6. Pease Development Authority – Craft Brew Alliance, Inc. (f/k/a Redhook Ale Brewery, Inc.) – Consent to Lease Assignment and Partial Release of Craft Brew Alliance, Inc. with Corporate Guaranty – 35 Corporate Drive

7. Pease Development Authority - 165 Arboretum, LLC - Concept Approval
8. Pease Development Authority / Portsmouth International Airport at Pease - University of New Hampshire - Wildcat Sponsorship
9. Portsmouth International Airport at Pease - Moulison Electrical - North End Instrument Landing System Electrical Feed Repair
10. Skyhaven Airport - Right of Entry - Aerostate LLC d/b/a Technique Only Sport Pilot Academy
11. Skyhaven Airport - Parking Lot - Jacobs Engineering and William P. Davis Excavation, LLC
12. City of Portsmouth - Site Review Extension - 135 Corporate Drive (Wastewater Treatment Plant)

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Parker:

The Pease Development Authority Board of Directors hereby authorizes the Executive Director to enter into a contract with James R. Rosencrantz & Sons Inc. of Kensington, NH, to purchase two (2) John Deere Utility Tractors with associated equipment in an amount not to exceed $113,326.10, all in accordance with the memorandum of Ken Conley, Manager of Airport Infrastructure and Facilities, dated June 4, 2026, attached hereto.

N:\RESOLVES\2026\Maintenance - Utility Tractors (6-16-26).docx

PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, A.A.E., Executive Director

From: KC Conley, Manager of Airport Infrastructure & Facilities

Date: June 4, 2026

Subject: Utility Tractors (Bid# RFB 26-24)

The Maintenance Department is seeking to replace the airport's articulated tractor platform, which supports year-round maintenance assignments on both the airfield and terminal grounds. The enclosed cab configuration allows operators to maintain continuous radio communication with the Air Traffic Control Tower while performing mowing and maintenance activities within aircraft movement areas, safety areas, and on runways. The platform also supports winter maintenance operations through the use of interchangeable attachments, including a snow blower, broom, and sander.

The existing unit has become increasingly unreliable, overly complex to maintain, and has reached the end of its useful service life. After evaluating replacement options, Maintenance selected a more cost-effective and serviceable tractor platform that preserves all required operational capabilities and safety requirements.

The proposed replacement represents significant cost savings, with the selected platform costing approximately half the price of a comparable articulated tractor. This allows the airport to acquire two operational units for less than the cost of replacing the existing machine with a similar model. The addition of a second tractor will improve efficiency during airfield maintenance operations and enhance responsiveness during snow and ice control activities throughout terminal parking, pedestrian, and public access areas.

Pursuant to RFB 26-24, the following was the sole responsive and conforming bid received:

Vendor	Equipment	Bid Amount	Delivery
James R. Rosencrantz & Sons, Inc.	Two (2) 2026 John Deere 3046 Utility Tractors with Additional Equipment	$113,326.10	September 1, 2026

At the June 16, 2026, Board of Directors meeting, staff requested Board approval to purchase two (2) 2026 John Deere 3046 Utility Tractors, including associated equipment, from James R. Rosencrantz & Sons, Inc. of Kensington, New Hampshire, in an amount not to exceed $113,326.10.

This project is fully funded through the PDA FY27 Capital Budget.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Fournier:

The Pease Development Authority Board of Directors hereby approves of and authorizes the Executive Director to purchase a 2026 Chevrolet Express Van with utility body from Hilltop Chevrolet of Somersworth, New Hampshire in an amount not to exceed $60,740.00; all in accordance with the memorandum of Ken Conley, Manager of Airport Infrastructure and Facilities, dated June 2, 2026; attached hereto and incorporated herein.

N:\RESOLVES\2026\Utility Vehicle (6-16-2026).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul Brean, CM, Executive Director, A.A.E.

From: KC Conley, Manager of Airport Infrastructure & Facilities

Date: June 2, 2026

Subject: Utility Van (Bid# RFB 26-27)

This is a request to purchase one Utility Van, identified in PDA's FY26 capital budget. A request for bid was advertised in May with the bid opening taking place on May 28th, 2026. This Vehicle will replace a 2006 Chevrolet Silverado with utility body that has been serving as the Carpenter team's mobile operations platform for the past 20 years.

A sole bid was received which was conforming to the required submittal standards.

Vendor	Vehicle	Bid Amount	Delivery
Hilltop Chevrolet	2026 Chevrolet Express (CG33503) Van W/Utility Body	$60,740.00	August 1, 2026

At the June 16, 2026, Board of Directors meeting, please request Board approval to purchase a **2026 Chevrolet Express (CG33503) Van W/Utility Body**, in an amount not to exceed **$60,740.00 from Hilltop Chevrolet of Somersworth NH**. This project is fully funded in the PDA FY26 Capital Budget.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Semprini:

The Pease Development Authority Board of Directors authorizes the Executive Director to finalize negotiations with New Hampshire Department of Safety - State Police (Troop A) and to execute a Right of Entry for use of the premises located at 16 Pease Boulevard along with ten (10) parking spaces on the terms and conditions substantially similar to those set forth in the draft Right of Entry; attached hereto.

N:\RESOLVES\2026\NH DOS – State Police ROE – 16 Pease Boulevrd (6-16-26).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

May 19, 2026

Via E-Mail: Mark.b.hall@dos.nh.gov
Mark B. Hall, Colonel – Director of Division of State Police
State of New Hampshire Department of Safety
33 Hazen Drive
Concord, NH 03302-0483

Re: Right of Entry for 16 Pease Boulevard at Pease International Tradeport

Dear Colonel Hall:

This Right of Entry ("ROE"), when fully executed, will authorize the New Hampshire Department of Safety – Division of State Police Troop A ("NHDOS") and its agents and invitees to enter upon and utilize the premises at 16 Pease Boulevard, Newington, New Hampshire (the "Premises"); as shown on **Exhibit A**, attached hereto and incorporated herein, as a NHDOS – State Police substation for the purpose of exercising policing duties for the State of New Hampshire, and for no other use without the express written consent of the Pease Development Authority (the "PDA"). The Premises includes a building consisting of 1,244 useable square feet (the "Building"), ten (10) designated parking spots, and contiguous land area, all as shown on Exhibit A. This ROE shall be valid from July 1, 2026, until June 30, 2031, unless extended in writing by the parties.

Excluded from the Premises are property or other rights obtained by a utility supplier from PDA in connection with the provision of utility lines and or utility services at the Pease International Tradeport (the "Tradeport").

This authorization is granted and conditioned upon the following:

1. NHDOS agrees and acknowledges that the use and occupancy of the Premises shall be; (a) without cost or expense to the PDA; (b) subject to the general supervision and approval of the PDA; (c) subject to such rules and regulations as the PDA may prescribe from time to time; and (d) subject to existing easements and rights of way more specifically described in **Exhibit B**.

2. NHDOS agrees and acknowledges that this ROE can be terminated with or without cause upon receipt of ninety (90) days' written notice from PDA. Upon receipt of such notice, NHDOS shall vacate the Premises and, at PDA's election, restore the Premises to its condition as it existed prior to commencement of the ROE. NHDOS can terminate this ROE upon thirty (30) days' written notice to PDA. Prior to vacating the Premises, NHDOS shall restore the Premises to its condition as it existed prior to commencement of the ROE.

3. NHDOS agrees and acknowledges that the use and maintenance of the Premises shall be orderly and efficient, shall not constitute a nuisance, and shall not cause disruption to other Tradeport and Portsmouth International Airport (the "Airport") activities.

4. NHDOS agrees and acknowledges that the entry to the Premises from Pease Boulevard is shared access with Unitil Corporation for its natural gas transmission substation located at the same address and NHDOS shall not block or impede Unitil's access thereto.

5. To the extent permitted by law, NHDOS agrees and acknowledges that any use of the Premises is at its sole risk and that its signature below constitutes its agreement to assume full responsibility for any and all risk of loss or damage to property and injury or death to persons by reason of or incident to its entry or the entry by any of its employees, agents, patrons, or invitees upon the Premises and/or the exercise of any of the authorities granted herein. NHDOS expressly waives all claims against PDA for any such loss, damage, bodily injury or death caused by or occurring as a consequence of NHDOS's possession and/or use of the Premises or the conduct of activities or the performance of responsibilities by it under this Right of Entry. Notwithstanding the preceding provisions above, NHDOS shall be under no obligation to PDA in respect to such matters described above in existence prior to the effective date of this ROE or caused by the negligence of PDA, its officers, agents or employees.

6. NHDOS agrees and acknowledges that PDA shall not be responsible for damages to property or injuries to persons which may arise from or be attributable or incident to the condition or state or repair of the Premises, or the use and occupation thereof, or for damages to the property of or injuries to the person of NHDOS's officers, agents, servants or employees, or others who may be on the Premises at their invitation or the invitation of any one of them.

7. NHDOS shall bear all risk of loss or damage to the Premises, including the Building, improvements, fixtures or other property thereon, arising from any causes whatsoever. Lessee may elect to self-insure, in whole or in part, any of the risks associated with the Premises.

8. NHDOS shall be responsible for all general interior care and maintenance of the building, as well as all waste/refuse collection and disposal on the Premises. NHDOS may contract with a waste removal company for the placement of not more than a 2-Yard dumpster to be located in the parking lot located at 16 Pease Boulevard as shown on Exhibit A. The dumpster must be maintained in a neat and orderly condition and emptied regularly.

9. PDA will be responsible for the building's structural, plumbing, and HVAC maintenance and repair. NHDOS agrees to provide PDA with prompt notice of any general building structural, plumbing, and HVAC maintenance and repair issues as they may arise over the term of this ROE.

10. NHDOS shall be responsible for all applicable utilities as may be deemed necessary for use and occupancy of the Premises, to include but not be limited to natural gas, water, cable, electrical, and internet.

11. Notwithstanding the provisions of paragraph 12 above, PDA shall be responsible for the following utilities and services: septic tank pumping and maintenance; parking lot snow plowing/removal; basic landscaping.

12. NHDOS shall not place or construct any improvements, changes, structures, alterations or additions in, to, or upon the Premises without PDA's written consent.

13. NHDOS may erect and maintain signs on the Premises only upon receiving the prior written approval of PDA. Lessee shall submit drawings of proposed signs and information on the number, size, type, and location, all of which PDA may review for harmony and conformity with the overall structure and architectural and aesthetic setting of the Premises and the Tradeport, as well as with PDA's own land use control regulations, and may approve or disapprove accordingly.

14. The PDA recognizes the benefits to the Tradeport and the Airport of New Hampshire State Police Troop A's presence on the Premises, and, therefore, there is no rent or other charge due to the PDA from NHDOS for use of the Premises for the term of this ROE.

15. No provision in this ROE is intended to be nor shall it be interpreted by either party to be a waiver of sovereign immunity.

16. This ROE is to be construed according to the laws of the State of New Hampshire.

17. This ROE embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understandings between the parties hereto or relating to subject matter thereof.

18. This ROE may only be modified or amended by mutual agreement of the parties in writing and signed by a duly authorized representative of each of the respective parties hereto.

Re: Right of Entry for 16 Pease Boulevard at Pease International Tradeport

Please indicate by the signature of a duly authorized representative, the consent of the NHDOS to the terms and conditions of this ROE and return the same to me in advance of the use of the Premises.

Sincerely,

Paul E. Brean, A.A.E.
Executive Director

Agreed and accepted this ____________ day of ________________, 2026

New Hampshire Department of Safety – Division of State Police

By:______________________________________
Print Name:________________________________
Duly Authorized:____________________________

Approved by the Bureau of Planning & Management

Approved By: ____ Date ________________

EXHIBIT A

PREMISES

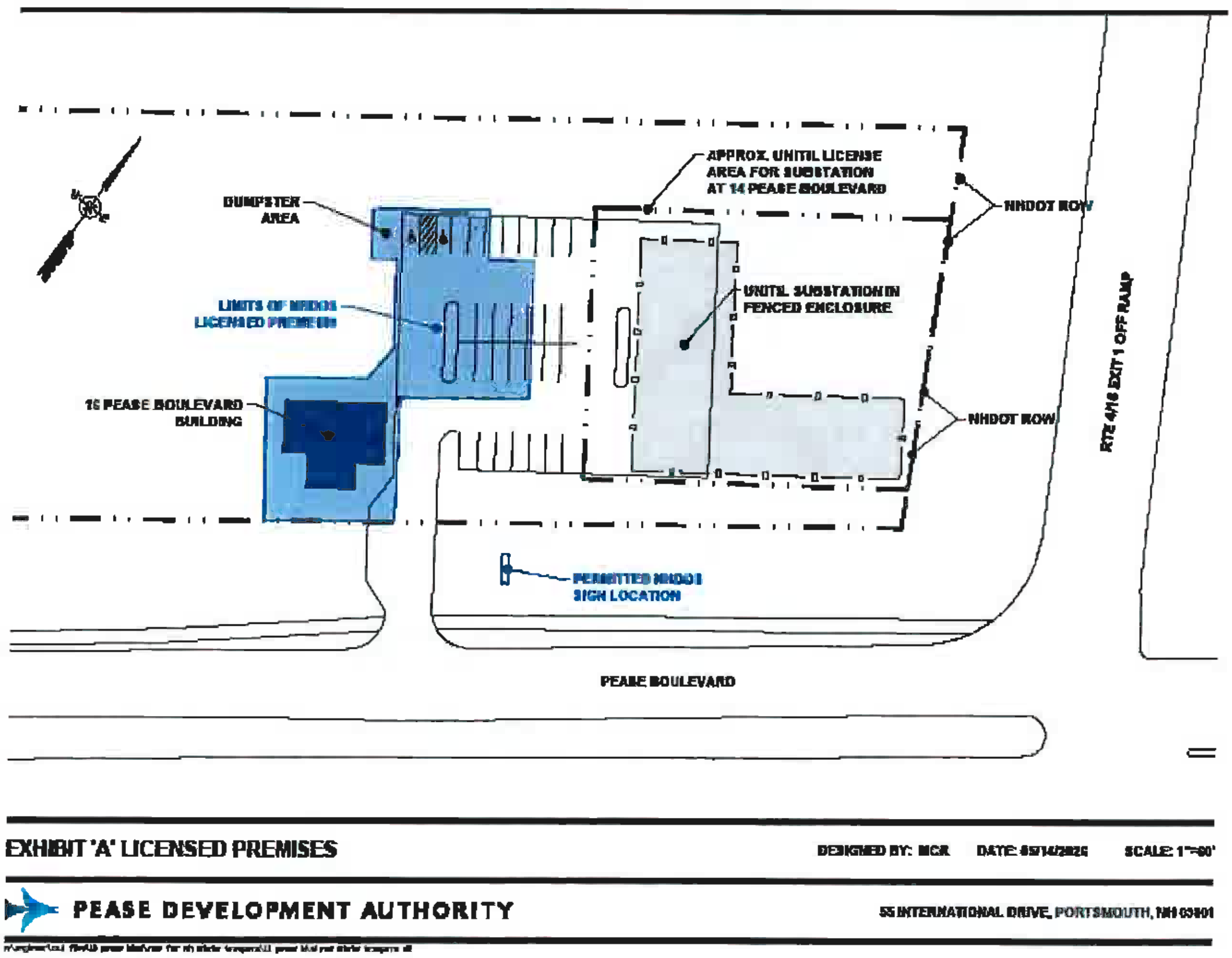

EXHIBIT B

Easements - Rights-of-Way

This Right of Entry is subject to existing easements and rights-of-way of record and to the Utility Sublease and License Agreement dated July 31, 1992 by and between PDA and Public Service Company of New Hampshire ("PSNH"); to the utility Sublease and License Agreement dated May 10, 1995 by and between PDA .and New England Telephone and Telegraph Company ("NETEL"); to the Wastewater Disposal and Water Service Facilities Sublease and License Agreement dated as of January 1, 1993 by and between PDA and the City of Portsmouth; and to the Pipeline Easement and Transfer Agreement dated August 12, 1998 by and between PDA, Portland Natural Gas Transmission System and Maritimes & Northeast Pipeline, L.L.C.

The PDA and the United States Air Force reserve for the use and benefit of the public, an avigation easement and a right of way for the free and unobstructed passage of aircraft in the airspace above the surface of the Airport, together with the right to cause in such airspace such sound, vibrations, fumes, dust, fuel particles, and all other effects as may be caused by the operation of aircraft, now known or hereafter used, for the navigation through or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on the Airport.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Parker:

The Pease Development Authority ("PDA") Board of Directors authorizes the Executive Director to enter into an agreement with Equitable Insurance Company for PDA's employee Life, Accidental Death and Dismemberment, Long- Term Disability Insurance Coverage, and Voluntary Short-Term Disability Insurance Coverage for a three-year rate lock; all in accordance with the memorandum of Tanya Coppeta Employee Relations Manager, dated June 5, 2026, attached hereto.

N:\RESOLVES\2026\Equitable Ins - STD, LTD, Life and ADD (6-16-2026).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

TO: **Paul E. Brean, A.A.E., Executive Director** PEB

FROM: **Tanya Coppeta, Employee Relations Manager** TMC

DATE: **June 5, 2026**

RE: **Insurance Renewal: Life, Accidental Death and Dismemberment, Long Term Disability, and enployee-paid Short-Term Disability**

The Pease Development Authority (PDA) currently provides employer-paid Life, Accidental Death and Dismemberment (AD&D), and Long-Term Disability (LTD) insurances for its employees through MetLife Insurance Company. PDA's plan also offers an employee-paid Short-term Disability (STD) option. The original agreement, effective 7/1/2025, provided a one-year fixed rate structure; these coverages mature as of 6/30/2026. Our current provider, MetLife, has proposed rate increases to the Life, LTD and STD plans, with no rate lock.

Due to these increases, the PDA has been working with our insurance broker, Davis and Towle, to solicit quotes for similar coverages. Equitable Insurance provided the most cost-effective options, with a three-year rate lock. As a reminder, STD is an elective coverage option with the employee paying 100% of the premiums. Due to the reduced premium costs and three-year rate lock guarantee, the PDA has decided to transition its Life, LTD, AD&D and STD coverages to Equitable Insurance.

Equitable Insurance maintains an A rating by A. M. Best.

Coverage	Current premium cost Met Life 07/01/25-06/30/26	Proposed premium cost Met Life 07/01/26-06/30/27	Proposed premium cost Equitable Insurance 07/01/26-06/30/29
Basic Life	$.24/$1,000	$.26/$1,000 (+8.3% increase)	.22/$1,000 (-5% decrease)
Basic AD&D	$.02/$1,000	$.02/$1,000 (no change)	$.02/$1,000 (no change)
LTD	$.309/$100 of current payroll	$.339/$100 of current payroll (+9.7% increase)	$.294/$100 of current payroll (-5% decrease)
VSTD	**Age dependent** (per $10 of current benefit): $.512-$.936	**Age dependent** (per $10 of current benefit): $.512-$.936 (no change)	**Age dependent** (per $10 of current benefit) $.26-$.61 (-37% decrease to enrolled staff)

At the June 16, 2026, Board of Directors' meeting, please request approval from the Board to bind the above-referenced policies with Equitable Insurance Company for a 3-year period as set forth above.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Ferrini:

The Pease Development Authority Board of Directors approves of and authorizes the Executive Director to expend funds in the amount of $8,349.12 for payment of legal services provided by Sheehan Phinney Bass & Green and Ford McDonald & Borden P.A.; all in accordance with the memorandum from Anthony I. Blenkinsop, Deputy Director / General Counsel, dated June 5, 2026; attached hereto.

N:\RESOLVES\2026\Legal Services (6-16-2026).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

MEMORANDUM

To: Pease Development Authority Board of Directors

From: Anthony I. Blenkinsop, Deputy Director / General Counsel

Date: June 5, 2026

Re: Legal Services

Sheehan Phinney Bass & Green and Ford McDonald & Borden, P.A. have provided legal services to the Pease Development Authority ("PDA") as follows:

Sheehan Phinney Bass & Green		
April 1, 2026 – April 30, 2026		
(for Tradeport General Representation)	$3,187.50	
(for Permit Implementation)	$1,912.50	
SUBTOTAL		**$5,100.00**
Ford McDonald & Borden, P.A.		
May 1, 2026 – May 31, 2026		
Invoice #: 4828	$1,524.05	
Invoice #: 4829	$1,355.75	
Invoice #: 4830	$ 369.32	
SUBTOTAL		**$3,249.12**
TOTAL OWED		**$8,349.12**

This is a request for approval by the Board of Directors to authorize the Executive Director to expend funds for legal services rendered to both Sheehan, Phinney, Bass & Green and Ford McDonald & Borden, P.A. in a total amount of **$8,349.12.**

P:\BOARDMTG\2026\Board Memo - Legal Services (6-16-2026).docx

SHEEHAN PHINNEY

1000 Elm Street, 17th Floor
Manchester, NH 03101
603.668.0300

Pease Development Authority
Anthony Blenkinsop, Esq.
55 International Drive
Portsmouth, NH 03801

Invoice Date:	May 14, 2026
Invoice Number:	432923
Matter Number:	14713-10167
Billing Timekeeper:	Lynn J. Preston

REMITTANCE COPY

General Representation - Trade Port

Invoice Date	**Invoice Number**	**Balance Due**
Current Invoice		
05/14/26	432923	$3,187.50
Balance Due		$3,187.50

Please Remit to:

Mail To:
1000 Elm Street, 17th Floor
P.O. BOX 3701
Manchester, NH 03105-3701

Wire/ACH Instructions:
Bar Harbor Bank & Trust
82 Main Street
Bar Harbor ME 04609
ACCOUNT # 8330425805
ABA # FOR WIRE & ACH TRANSFERS:
011201759

LawPay: *To pay by Credit Card or eCheck, visit www.sheehan.com, scroll to the bottom and click LawPay*

Terms: Net 30

Interest accrued on balances over 30 days

SHEEHAN PHINNEY

1000 Elm Street, 17th Floor
Manchester, NH 03101
603.668.0300

Pease Development Authority
Anthony Blenkinsop, Esq.
55 International Drive
Portsmouth, NH 03801

Invoice Date:	May 14, 2026
Invoice Number:	432919
Matter Number:	14713-19658
Billing Timekeeper:	Lynn J. Preston

REMITTANCE COPY

Permit Implementation

Invoice Date	Invoice Number	Balance Due
Current Invoice		
05/14/26	432919	$1,912.50
Balance Due		$1,912.50

Please Remit to:

Mail To:
1000 Elm Street, 17th Floor
P.O. BOX 3701
Manchester, NH 03105-3701

Wire/ACH Instructions:
Bar Harbor Bank & Trust
82 Main Street
Bar Harbor ME 04609
ACCOUNT # 8330425805
ABA # FOR WIRE & ACH TRANSFERS: 011201759

LawPay: *To pay by Credit Card or eCheck, visit www.sheehan.com, scroll to the bottom and click LawPay*

Terms: Net 30

Interest accrued on balances over 30 days

FORD McDONALD & BORDEN P.A.

815 Elm Street, Suite 5 B
Manchester, NH 03101

INVOICE

Invoice # 4828
Date: 06/01/2026
Due On: 07/01/2026

Pease Development Authority
55 International Drive
Portsmouth, NH 03801

05970-Pease Development Authority

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4828	07/01/2026	$1,524.05	$0.00	$1,524.05
			Outstanding Balance	**$1,524.05**
			Total Amount Outstanding	**$1,524.05**

FORD
McDONALD
& BORDEN
P.A.

815 Elm Street, Suite 5 B
Manchester, NH 03101

INVOICE

Invoice # 4829
Date: 06/01/2026
Due On: 07/01/2026

Pease Development Authority
55 International Drive
Portsmouth, NH 03801

05971-Pease Development Authority

Invoice # 4829 - 06/01/2026

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4829	07/01/2026	$1,355.75	$0.00	$1,355.75
			Outstanding Balance	**$1,355.75**
			Total Amount Outstanding	**$1,355.75**

Please make all amounts payable to: Ford, McDonald & Borden, P.A.

Please pay within 30 days.

FORD McDONALD & BORDEN P.A.

815 Elm Street, Suite 5 B
Manchester, NH 03101

INVOICE

Invoice # 4830
Date: 06/01/2026
Due On: 07/01/2026

Pease Development Authority
55 International Drive
Portsmouth, NH 03801

05973-Pease Development Authority

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4830	07/01/2026	$369.32	$0.00	$369.32
			Outstanding Balance	**$369.32**

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Fournier:

The Pease Development Authority Board of Directors hereby approves and authorizes the Executive Director to finalize and execute all documents necessary to:

1. Complete a lease assignment from Craft Brew Alliance, Inc. to 35 Corporate Drive LLC for the premises located at 35 Corporate Drive, Portsmouth, New Hampshire, as well as an assignment of the license agreement regarding the construction, maintenance, and repair of a sewer line related to the premises, both with a guaranty in favor of the Pease Development Authority from The Kane Company, Inc.; and

2. Grant a partial release of Craft Brew Alliance, Inc. from its obligations under the lease of 35 Corporate Drive from and after the date of the assignment.

All as more fully described in the memorandum of Paul E. Brean, Executive Director, dated June 10, 2026; attached hereto and incorporated herein.

N:\RESOLVES\2026\Craft Brew Alliance to 35 Corporate Drive LLC– Lease and License Agr Assignment – 35 Corprate Drive (6-16-26).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Pease Development Authority Board of Directors

From: Paul E. Brean, A.A.E., Executive Director PEB

Date: June 10, 2026

Subject: 35 Corporate Drive – Lease and License Agreement Assignment

---

The Pease Development Authority and Craft Brew Alliance, Inc. are parties to a certain lease dated May 30, 1995, notice of which lease is recorded in the Rockingham County Registry of Deeds at Book 3104, Page 1177 (the "Lease"). The Lease is with respect to approximately twenty-three and fifty-four hundredths (23.54) acres of land as well as site improvements located at 35 Corporate Drive in the Pease International Tradeport, Portsmouth. The land is improved with a production and beverage facility containing approximately one hundred ten thousand (110,000) square feet and that certain waste-water treatment plant containing approximately two thousand eight hundred (2,800) square feet and other improvements. In addition, the parties to the Lease executed a license agreement permitting the construction, maintenance and repair of a sewer line to serve the facility ("License Agreement").

The Lease, originally between PDA and Redhook Ale Brewery, Inc. was subsequently assigned to Redhook of New Hampshire, Inc. effective as of July 1, 1995. Redhook Ale Brewery, Inc. merged with Widmer Brothers Brewery, Inc., effective June 30, 2008, and changed its name to Craft Brewers Alliance, Inc. Redhook of New Hampshire, Inc., merged into Craft Brewers Alliance, Inc., effective July 29, 2008. In 2012, Craft Brewers Alliance, Inc. changed its name to Craft Brew Alliance, Inc. The Lease has a possible maximum term, with extensions, through noon on April 13, 2061.

Craft Brew Alliance, Inc. is proposing to sell the building and improvements at 35 Corporate Drive to 35 Corporate Drive LLC ("35 CD"), a New Hampshire limited liability company managed by Michael Kane, the President and a Director of The Kane Company, Inc. ("Kane Company"). With the sale of the building, Craft Brew Alliance, Inc. intends to assign the Lease and License Agreement to 35 CD and seeks a partial release of Craft Brew Alliance, Inc. from its obligations under the Lease and License Agreement from and after the date of the assignment. Kane Company will provide a corporate guaranty to the PDA to secure performance under the Lease and License Agreement. An assignment of the Lease and License Agreement with a partial release requires the consent of the PDA Board of Directors.

35 CD is one of a number of limited liability companies managed by Michael Kane, who has extensive experience developing and managing commercial properties within the State of New Hampshire and specifically at the Pease International Tradeport. Given Michael Kane and his affiliated companies' familiarity with the Tradeport and commercial development and leasing in the New Hampshire seacoast region, I support this Lease and License Agreement assignment to 35 CD. Given the provision of a corporate guaranty by Kane Company, I support providing a partial release to Craft Brew Alliance, Inc.

At the Board's June 16, 2026, meeting, please consider the request of Craft Brew Alliance, Inc. to assign the Lease and License Agreement to 35 CD, and to be partially released from further liability under both agreements.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Conard:

The Pease Development Authority ("PDA") Board of Directors hereby approves the concept plan as submitted by 165 Arboretum, LLC for construction of a proposed building and supporting infrastructure located at 165 Arboretum Drive consisting of 197,200± square feet, all in accordance with memorandum of Michael R. Mates, P.E., Director of Engineering, dated June 5, 2026; attached hereto.

N:\RESOLVES\2026\165 Arboretum LLC – Concept Approval (6-16-26).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, Executive Director PEB

From: Michael R. Mates, P.E., Director of Engineering MRM

Date: June 5, 2026

Subject: 165 Arboretum Drive – Concept Approval

In August 2022, The PDA Board of Directors approved a concept plan for 165 Arboretum, LLC, an affiliate of Two International Group, regarding a manufacturing, warehouse and office facility for Sig Sauer at 165 Arboretum Drive. After PDA approval, design plans were prepared and 165 Arboretum, LLC was granted final local and state approvals in 2023. In addition, the parties engaged in significant ground lease negotiations. Unfortunately, the project never reached the lease and construction phase due to the presence of abandoned fuel lines left behind by the Air Force and the complications associated with the removal of these fuel lines. Through continued coordination with the NHDES, EPA, and Air Force, the fuel lines on site were removed in 2024, however, a pipeline easement that allegedly crosses the property remains. While the Air Force has indicated a willingness to release the easement, it has said it must first update its environmental baseline survey of Pease and has not provided any timeline concerning that work. As such, there is a lack of clarity on the timeline for the easement's release by the federal government. Regardless, PDA continues to work with the stakeholders to obtain the release, and the applicant has returned to reapply for local permits that have expired.

The applicant proposes to create a lot of approximately 20.18 acres and construct an 197,200 square foot facility at 165 Arboretum Drive in Newington, just south of the NHDOT roundabout. The site will be accessed from two driveways on Arboretum Drive, both of which will have sidewalk access to the building. Both driveways will be accessed through gates and the entire facility and parking lot will be encompassed by a security fence. In addition, site improvements include 23 loading docks, 225 parking stalls, utilities, lighting, landscaping, and other site appurtenances. As part of the site design, stormwater management and advanced treatment measures will be provided by a mix of filtration and other best management practices in accordance with NHDES and PDA rules and regulations. Traffic for the development is expected to generate 166 passenger trips during the weekday, PM, peak hour.

Water and electric utilities are readily available in the area, however, sewer and gas will need to be extended down Arboretum Drive to existing connection points in the vicinity of 100 Arboretum Drive.

The New Hampshire Division of Historic Resources has designated the remnants of two building foundations on site as sensitive areas. These foundations will be protected during construction and will not be impacted.

Wetlands are present along the southern and western property boundaries but there are no wetland impacts proposed. However, there are wetland buffers that will be impacted along Arboretum Drive for the installation of the gas and sewer utilities as well as some sidewalk. In total 4,337 square feet of wetland buffer disturbance is proposed; 1,228 sf of permanent impact associated with the sidewalk, which is a permitted use with wetland buffers, and 3,109 sf of temporary impacts associated with the utility extensions which will be repaired to existing conditions. These impacts were part of the original proposal and were ultimately approved.

The security fence located in the front yard is not permitted per the PDA Land Use Controls. As such, a variance will be required from the Town of Newington ZBA. In an effort to reduce the visual impact of a security fence on Arboretum Drive, PDA has requested and the applicant has agreed to install a more esthetically pleasing security fence along the frontage of Arboretum Drive in lieu of chain link and barbed wire. All other building setbacks, parking requirements and open space requirements have been met.

Staff has reviewed the proposal, and we believe the use is appropriate for this site and the development can be constructed in conformance with PDA's Land Use Controls. If received favorably by the PDA Board, 165 Arboretum, LLC will continue with design work and, with staff concurrence, resubmit plans for subdivision and site review as well as ZBA and Conservation Commission approval to the Town of Newington for consideration.

A project memo from the applicants engineer and conceptual rendering and site plans are attached. Representatives from 165 Arboretum, LLC will be at the June meeting to present the project and answer questions. If approved, the parties will negotiate a separate non-binding letter of intent outlining the business terms of a future lease agreement which will be brought before the Board for separate approval.

HALEY WARD

June 3, 2026

Michael Mates, PE
Director of Engineering
Pease Development Authority (PDA)
55 International Drive
Portsmouth, NH 03801

RE: PDA Concept Approval
Proposed Sig Sauer Building Project
165 Arboretum Drive
Newington, NH 03801

Dear Mr. Mates,

On behalf of 165 Arboretum, LLC an affiliate of Two International Group, we are pleased to submit the attached Concept Approval application and plans for a proposed manufacturing, warehouse, and office building project for Sig Sauer and request that we be placed on the agenda for your June 16, 2026, Board of Directors Meeting. This memo provides a general project overview, detailed summaries of key project features, and calculations for parking requirements, estimated vehicle trip generation, and open space. This project previously received approvals from the Pease Development Authority (PDA), Town of Newington and New Hampshire Department of Environmental Services (NHDES) in 2022 but never advanced to construction.

The project is now ready to move forward with minimal revisions to the previously proposed building and site design. Details removed from the design include the mezzanine within the building, as well as the doghouse on the roof and the canopy at the rear of the building. The proposed pavement will be reduced to a consistent width along the rear of the building. The updated layout will also remove the sidewalk to the historic Pickering Homestead foundation based on coordination with PDA. The intent is to preserve the area and prevent unwanted foot traffic. These design changes will result in an overall net reduction of impervious cover.

All other aspects of the design will remain the same. New approvals for Site Plan Review for the site development, Subdivision for the creation of a new lease lot, Conditional Use for the offsite wetland buffer impacts and a Variance for fencing within the front yard area will need to be obtained again from the PDA and Town of Newington. The approvals from NHDES for the Alteration of Terrain (AoT) the Sewer Connection Permit are still valid.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

PROJECT OVERVIEW

The proposed development is located at 165 Arboretum Drive in Newington, New Hampshire, on a proposed 20.18±-acre lease lot to be created from existing Map Lot 320-0. The site lies within the Industrial Zone of the Pease International Tradeport and is governed by PDA land use controls. The project includes construction of a one-story building containing 167,200 square feet of ground-floor manufacturing and warehouse space, along with an attached two-story office at the front of the building. The office footprint will be 15,000 square feet, with a total office area of 30,000 square feet. Altogether, the building will have a footprint of 182,200 square feet and a total gross floor area of 197,200 square feet.

As proposed, the building and parking layout comply with all PDA setback requirements. The site plan includes 225 vehicle parking spaces in front of the building 23 loading docks located along the sides. Access to the site will be provided by two new driveways from Arboretum Drive. New sidewalks are proposed along the property frontage, extending the existing sidewalk network from the Arboretum Drive traffic circle. Additional sidewalks will run along each driveway and connect to the building's primary entrances. The building and parking areas will be enclosed by security fence with gates at each driveway entrance per tenant requirements. The fence section between the building and Arboretum Drive will be decorative security fence with the final type and style approved by both the tenant and PDA. A variance will be submitted for the security fence within the front yard area. The existing Pease entry sign on Arboretum Drive will remain undisturbed, and the existing right-of-way will be revised to encompass the sign, surrounding wall, and landscaping.

STORMWATER MANAGEMENT

All stormwater runoff from impervious surfaces will be directed to offline deep sump catch basins and Cascade Separators for pre-treatment. Stormwater will then enter Contech JellyFish style filtration devices to provide full treatment prior to discharging into a stormwater detention pond. The drainage system has been designed to meet PDA's stormwater regulations as well as the regulations for an AoT Permit as required by NHDES. The site will not include stormwater infiltration, and the stormwater pond will include an impermeable liner due to its location in the Groundwater Monitoring Zone 5 (GMZ-5). No changes to the previously approved stormwater design are proposed.

UTILITIES

Proposed water, gas, electric, telecom and cable for the project will connect to the existing public services in Arboretum Drive. There is no existing sewer along the front of the project, so a pump station and force main are proposed to connect to the existing

Portsmouth gravity sewer, located approximately 3,200 feet to the south in Arboretum Drive. A new manhole will be installed in the right of way near 90 Arboretum Drive for the transition from force main to gravity sewer. The project will also install a second parallel force main to continue the existing North Apron Access Road force main to the new gravity sewer manhole. This will prevent the need for future work within the right of way should development occur at the North Apron sewer connection.

OPEN SPACES CALCULATIONS

The proposed lot has approximately 2.54 acres of wetlands with 17.62 acres of upland. The PDA regulations require 25% of the upland area to be retained as open space which is 4.41 acres. If the parcel contains a wetland of two or more contiguous acres, which this lot does, 15% of the wetland may count towards the required open space. There are roughly 9.23 acres of open space outside of the wetlands and an additional 0.38 acres based on 15% of the wetlands for a total of 9.61 acres of proposed open space. The open space calculations only include green areas and do not include walkways and outdoor seating.

PARKING CALCULATIONS

Sig Sauer estimates the building will have 50 to 60 office employees and 80 to 120 employees for manufacturing. The PDA regulations require three spaces for every four office employees and two spaces for every three employees on the largest manufacturing shift. This will result in a total of 178 required parking spaces. The proposed plans call for 225 parking spaces to accommodate any future increases in employees.

TRIP GENERATION CALCULATIONS

We have reviewed the trip generation and estimate the proposed facility will generate 166 passenger trips during the weekday, PM, peak hour. This calculation is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition land use code 140 (Manufacturing) using 167,200 square feet of manufacturing and land use code 710 (General Office Building) using 30,000 square feet of office space as the criteria for generating average vehicle trips. We have reviewed both AM and PM peak trips and are using the highest peak values to conservatively generate the above passenger trips. The trip calculations are based on the square footage of each use. compared to the number of employees which is a conservative estimation.

HISTORIC AREA

On the northerly side of the site, there is a stone foundation associated with the former Pickering Homestead. The limits of the foundation were located during the field survey and are shown on the Existing Conditions Plan along with a 25-foot no disturb buffer per the assessment completed by Independent Archeological Consulting, LLC dated

October 19, 2018. This buffer will be maintained and not impacted by the proposed development. Temporary fencing will be installed during construction to protect the area.

GROUNDWATER MANAGEMENT ZONE

A portion of the site is in Groundwater Management Zone 5 (GMZ-5) as shown. The northern limits of the zone were added to the concept plans based on coordinates from a record plan provided by PDA.

FUEL LINES

Two fuel lines from the Air Force era previously ran through the center of the proposed site, and in 2024, the Department of Defense removed all abandoned fuel lines onsite and in the near vicinity. PDA and the applicant are currently working with the Department of Defense to formalize the closeout of this effort.

EXCESS SOILS

It is estimated there are excess soils onsite that are structurally unsuitable to use under the building and pavement. All excess soils will remain onsite and will be shaped into a berm towards the rear of the site.

ONSITE WETLANDS & BUFFERS

Onsite wetlands shown on the conceptual plans were delineated in April 2022 and located using GPS. Prior to submitting full Site Plans, the delineation will be field verified, and any updates will be added to the plans to comply with the PDA's three-year delineation window. Per PDA regulations, a 25-foot buffer is required for all wetlands. The project is intended to not impact any onsite wetlands or the required 25-foot buffer. All fill slopes will be outside the buffer and retaining walls will be constructed in areas with limited space.

OFFSITE WETLANDS & BUFFER IMPACTS

Offsite wetlands were delineated in October 2022 and located using GPS. These wetlands also include a 25-foot buffer. Prior to submitting full Site Plans, the delineation will be field verified, and any updates will be added to the plans to comply with the PDA's three-year delineation window. To install the offsite sidewalk, sewer force main and gas main, four areas of wetland buffer impacts are required for the project. All impacts are located offsite within the Arboretum Drive right of way. See attached Buffer Impact Plan and below for a summary of each impact.

Buffer Impact 1 (1,228± square feet)

This impact is required for the proposed sidewalk extension, drainage improvements, sewer force main and gas extension located in the Arboretum Drive right of way. The sidewalk will provide future pedestrian connectivity from Woodbury Avenue to the Tradeport. The sewer and gas extensions are essential to serve this project as well as the additional development site further north along Arboretum Drive. The impacted area is currently a mowed roadway shoulder.

Figure 1 – Schematic location of sidewalk, gas & force main

Buffer Impact 2, 3 & 4 (1,926±, 484± & 699± square feet)

These temporary impacts are solely for the proposed sewer force main and gas extension located in the Arboretum Drive right of way. The gas main is proposed to be installed 1.5 feet off the edge of pavement and the force main is at 5 feet. Once these utilities are installed, the area will be restored to match the existing conditions. The impacted area is currently a mowed roadway shoulder. All other areas of the proposed force main and gas extension are located outside of any wetlands or wetland buffers.

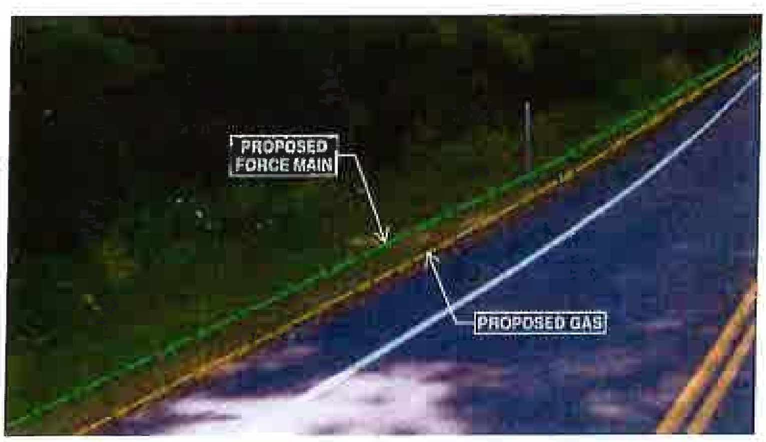

Figure 2 - Schematic gas and force main layout

Buffer Impact Summary

There will be a total of 1,228± square feet of permanent buffer impacts related to the sidewalk and drainage as described in impact 1. Temporary impacts 2, 3 and 4 for the sewer force main and gas extension total 3,109± square feet. Total combined buffer impacts for the project are 4,337± square feet. The proposed impacts for the sewer force main and gas extension will require a Conditional Use Permit which will be submitted concurrently with the Site Plan Review and subdivision materials.

SUBMISSION

The submission includes the following materials

- Cover Letter
- Agent Authorization Letter

The following plans are included in our submission:

- SK101 – Locus Plan
- SK102 – Existing Conditions
- SK103 – Proposed Site Plan
- SK104 – Buffer Impact Plan
- Building Elevations (Prepared by Ci Architects)

We look forward to the Board of Director's review of this submission and to presenting the project in person at your upcoming meeting.

Sincerely,
Haley Ward, Inc.

Shawn Tobey, PE
Southern Maine & New Hampshire Land Development Manager

DIMENSIONAL REQUIREMENTS

REGULATION	REQ'D	PROVIDED
LOT AREA	10.0 AC	20.184 AC
LOT FRONTAGE	200 FT	1,222.7 FT
FRONT YARD SETBACK	70 FT	170.0 FT
FRONT PARKING SETBACK	50 FT	55.0 FT
SIDE YARD SETBACK	50 FT	222.1 FT
REAR YARD SETBACK	50 FT	183.1 FT
MAX. BUILDING HEIGHT	PER FAA	53.5± FT
WETLAND SETBACK	25.0 FT	27.3 FT
PARKING	178	225
ACCESSIBLE PARKING	6	7
VAN ACCESSIBLE	1	2
STALL DIMENSIONS	8.5 FT (160 SF)	8.5-9.0 (160 SF+)
AISLE WIDTH	24 FT	24 FT
OPEN SPACE	4.40 AC	9.61 AC


ROUTE 16
WETLAND BUFFER IMPACT 1 (1,228± SF)
WETLAND BUFFER IMPACT 2 (1,926± SF - TEMPORARY)
WETLAND BUFFER IMPACT 4 (699± SF - TEMPORARY)
ARBORETUM DRIVE
APPROXIMATE WETLAND (TYP)
APPROXIMATE WETLAND BUFFER (TYP)
WETLAND BUFFER IMPACT 3 (464± SF - TEMPORARY)
SEWER FORCE MAIN & GAS LINE
100 ARBORETUM DRIVE
165 ARBORETUM DRIVE
STORMWATER POND
PERMANENT
IMPACT 1 1,228± SF
TOTAL 1,228± SF
TEMPORARY
IMPACT 2 1,926± SF
IMPACT 3 484± SF
IMPACT 4 699± SF
TOTAL 3,109± SF
TOTAL IMPACTS = 4,337± SF
IMAGE: GOOGLE EARTH - OCTOBER 2020
SCALE IN FEET
NOT FOR CONSTRUCTION
HALEY WARD
PROPOSED SIG SAUER BUILDING
165 ARBORETUM DRIVE, NEWINGTON, NH 03801
BUFFER IMPACT PLAN
SK104
1

165 ARBORETUM DRIVE
WAREHOUSE RENDERINGS
05 JANUARY 2024

165 ARBORETUM DRIVE
WAREHOUSE RENDERINGS
05 JANUARY 2024

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PEASE
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55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Ferrini:

The Pease Development Authority Board of Directors authorizes the Executive Director to enter into a sponsorship agreement with Wildcat Sports Properties, LLC for athletic department sponsorship opportunities at the University of New Hampshire from July 1, 2026 through June 30, 2027, for a sponsorship fee of $55,000.00, in order to market and promote activities at Portsmouth International Airport at Pease; all in accordance with the memorandum from Melanie Walsh, Marketing Coordinator, dated June 4, 2026; attached hereto.

N:\RESOLVES\2026\UNH – Wildcat Sponsorship Fee (6-16-26).docx

PEASE
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AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, A..A.E., Executive Director

From: Melanie Walsh, Marketing Coordinator MW

Date: June 4, 2026

Subject: University of New Hampshire Marketing & Sponsorship Agreement

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Over the past several years, Portsmouth International Airport at Pease ("PSM") has forged a marketing collaboration with the University of New Hampshire ("UNH") through its Athletic Department and Wildcat Sports Properties, LLC. UNH alumni, faculty and the student body have been recognized as a local demographic that are likely to travel on low-cost airlines for leisure travel.

Last year's sponsorship with UNH delivered the strongest presence PSM has achieved at the University to date. The "Fly Local, Cheer Loud Sweepstakes" exceeded expectations by a significant margin, generating exceptional engagement and results. In fact, Wildcat Sports Properties has shared that they are now using the campaign's performance metrics as a benchmark when presenting sponsorship opportunities to prospective partners.

Sponsorship Year	Investment	Total Impressions	Airline Ticket Entries
2022/2023	$30,500	332,378	3,123
2023/2024	$35,000	427,580	3,516
2024/2025	$25,000	663,320	2,600
2025/2026	$45,000	24,000,000	20,140

For the upcoming year, PSM seeks to enter into a similar marketing agreement with UNH Athletics that will provide premier advertising opportunities promoting PSM's air service offerings through Allegiant and Breeze Airways. In addition to the sponsorship elements included last year, the proposed agreement will feature new priority parking lot branding and on-ice intermission games designed to increase fan engagement and participation opportunities. The $55,000 sponsorship agreement and any expenses associated with in-kind trade are funded by PDA's approved Marketing Budget.

At the June 16, 2026, Board of Directors meeting, please request authorization from the Board to enter into a Marketing and Sponsorship Agreement with Wildcat Sports Properties, LLC, in the amount of $55,000 for the time period of July 1, 2026, through June 30, 2027.

TAKING YOU THERE

Phone: 603.433.6088 Fax: 603.427.0433 www.peasedev.org

PEASE
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55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Semprini:

The Pease Development Authority Board of Directors hereby approves of and authorizes the Executive Director to enter into a contract with Moulison Electric, Inc., PDA's On-Call Electrical Services' contractor, for replacement of the deteriorated airfield Instrument Landing System on the north end of the airfield at Portsmouth International Airport at Pease in an amount not to exceed $56,850.86; all in accordance with the memorandum of KC Conley, Manager of Airport Infrastructure & Facilities, dated May 20, 2026; attached hereto.

N:\RESOLVES\2026\Moulison Electric - Instrument Landing System North End PSM (6-16-26).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, A.A.E., Executive Director PEB
From: KC Conley, Manager of Airport Infrastructure & Facilities KC
Date: May 20, 2026
Subject: Airfield Electrical Repair, North ILS feeds

In early 2026, major emergency repairs were approved for the Portsmouth International Airport airfield's electrical systems supporting aircraft safety and navigation, specifically the northern landing instrument systems. During repair activities associated with the primary electrical feed, all downstream systems connected to the same distribution network, including the Runway 34 Instrument Landing System (ILS), were evaluated for operational safety prior to re-energizing the main circuit.

During this evaluation, Airport staff electricians, in coordination with the Airport's on-call electrical contractor, Moulison Heavy Electric, identified additional Air Force-era wiring infrastructure that has reached the end of its useful life. Testing revealed deteriorated conductors exhibiting resistance values approaching unsafe operating thresholds. Temporary relocation and reassignment of degraded electrical legs allowed the system to remain operational on an interim basis.

Based on these findings, both Airport staff electricians and Moulison Heavy Electric recommend full replacement of the Runway 34 ILS electrical feeds as soon as operational scheduling permits.

The issues identified over the past year have also prompted a broader evaluation of the Airport's overall airfield electrical infrastructure and equipment. This assessment, overseen by the PDA Engineering Department, is being driven by concerns related to aging infrastructure, regional grid changes, and the need for improved feed isolation and overall system resiliency. As part of this effort, the PDA Engineering Department intends to conduct a comprehensive future audit of the Airport's airfield electrical systems to identify additional long-term infrastructure needs and prioritize future improvements.

While that broader assessment remains forthcoming, the deteriorated condition of the Runway 34 ILS electrical feeds requires immediate corrective action to maintain operational reliability and safety.

Moulison Heavy Electric has provided the attached quotation in the amount of $56,850.86 to complete the recommended critical repair work to the Runway 34 ILS during Portsmouth International Airport's upcoming 45-day tower shutdown period.

Accordingly, this memorandum requests approval from the PDA Board of Directors at its June 16 meeting to authorize a contract with PDA's on-call electrical contractor, Moulison Heavy Electric, in the amount of $56,850.86 for the replacement of the deteriorated airfield electrical systems described above.

PEASE
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DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Parker:

The Pease Development Authority Board of Directors hereby authorizes the Executive Director to finalize a Right-of-Entry with Aerostate LLC d/b/a Technique Only Sport Pilot Academy for the purposes of operating a flight school at Skyhaven Airport from June 18, 2026, through June 17, 2027, with a one-year option to extend subject to the approval of the Executive Director; on the terms and conditions substantially similar to those set forth in the attached draft Right of Entry; attached hereto.

N:\RESOLVES\2026\Aerostate LLC ROE - Skyhaven (6-16-26).docx

June 5, 2026

VIA EMAIL: kyle@aerostateusa.com
Kyle Starkweather
Aerostate LLC
13 Airport Dr.
Limington, ME 04049

Re: Right of Entry - Aerostate LLC d/b/a Technique Only Sport Pilot Academy Skyhaven Airport, Rochester, NH

Dear Mr. Starkweather:

This Right of Entry ("ROE"), when fully executed, authorizes Aerostate LLC, d/b/a Technique Only Sport Academy, ("Aerostate") to enter upon a portion of the airport terminal building, as more specifically described in **Exhibit A**, at Skyhaven Airport, 238 Rochester Hill Road, Rochester, NH 03867 (the "Premises") effective June 18, 2026, for a period of one (1) year through June 17, 2027, for the purpose of operating Flight Instruction (Part 61) and Aircraft Rental services and for no other use without the express written consent of the Pease Development Authority ("PDA"). This ROE may be extended by the mutual consent of the Parties for an additional one (1) year period from June 18, 2027, through June 17, 2028, subject to the approval of the PDA Executive Director.

The use, occupation, and maintenance of the Premises shall be: (a) without cost or expense to the PDA; (b) subject to the general supervision and approval of the PDA; and (c) subject to such rules and regulations as the PDA may prescribe from time to time. This ROE shall terminate upon either Party providing at least thirty (30) days advance written notice ahead of the date on which the Agreement is to end, unless terminated earlier or extended by agreement of the Parties. This Agreement is conditioned upon the following:

1. PDA shall not be responsible for damages to property or injuries to persons which may arise from or be attributable or incident to the condition or state or repair of the Premises, or the use and occupation thereof, or for damages to the property or injuries to the person of Aerostate`s members, officers, agents, servants or employees, or others who may be on the Premises at their invitation or the invitation of any one of them.

2. Aerostate understands and acknowledges that this ROE: (a) allows only temporary use of the facilities; (b) is granted on a non-exclusive basis; and (c) may be revoked at will by PDA or terminated at will upon providing thirty (30) days advance written notice and that PDA need not state a reason for any such revocation or termination. The use of the Premises shall orderly and efficient, shall not constitute a nuisance and shall not cause disruption to other Airport activities. PDA may also terminate this ROE for cause upon providing Aerostate with seven (7) days advance written notice.

3. Aerostate agrees to assume all risks of loss or damage to property and injury or death to persons by reason of or incident to the possession and/or use of the Premises, or the activities conducted by it under th.is ROE.

4. Aerostate expressly waives all claims against PDA for any such loss, damage, personal injury or death caused by or occurring as a consequence of such possession and/or use of the Premises or the conduct of activities or the performance of responsibilities under this Right of Entry.

5. Aerostate and/or any agent or contractor of Aerostate providing to the PDA satisfactory evidence of commercial general liability / aviation liability insurance and automobile liability insurance, both to a limit of not less than one million dollars ($1,000,000.00) per occurrence, naming the Pease Development Authority as additional insured and workers compensation insurance coverage to State statutory limits/requirements.

   Each such policy or certificate therefore issued by the insurer shall contain: (i) a provision that no act or omission of any employee, officer or agent of Aerostate which would otherwise result in forfeiture or reduction of the insurance therein provided shall affect or limit the obligation of the insurance company to pay the amount of any loss sustained; (ii) an agreement by the insurer that such policy shall not be canceled without at least thirty (30) days prior written notice by registered mail to Pease Development Authority; (iii) provide that the insurer shall have no right of subrogation against Pease Development Authority or the State of New Hampshire; and (iv) a provision that any liability insurance coverage required to be carried shall be primary and non-contributing with respect to any insurance carried by PDA.

6. Aerostate agrees to secure all necessary Federal, State, municipal and/or local permits as may be required for its operations. In addition, Aerostate shall register to conduct business in the State of New Hampshire with the New Hampshire Secretary of State.

7. Aerostate agrees to pay a rental fee of $190.00 per month for the use of the Premises (inclusive of utilities) with the first payment due on or before June 18, 2026, and all subsequent payments due on or before the first day of each month for the duration of this ROE.

8. PDA retains the right to access the Premises for the purpose of maintaining any PDA owned equipment which is housed therein. PDA will notify Aerostate when such access is required or if notification is not possible, advise Aerostate of such access as soon as practicably possible thereafter.

9. As part of any future negotiations of new or amended business terms, Aerostate agrees to provide the PDA reasonable business and sales data as a condition precedent to such negotiations. PDA shall be provided such data in a consolidated form and shall have no independent right to review the books profit statements, tax returns, or other raw data of Aerostate. Notwithstanding the foregoing, PDA may require additional proof of Aerostate business and sale data if PDA is not satisfied with the content or detail of the data initially submitted for PDA`s review.

10. Aerostate agrees to leave the Premises in the same or better condition as existed at the time of the commencement of this ROE.

11. Aerostate agrees to provide trash disposal containers at the Premises and to ensure that the Premises is kept neat, clean and free of all trash and debris generated from its operations.

12. Aerostate agrees to abide by the Minimum Standards for Commercial and Non-Commercial Aviation Operators at Skyhaven Airport.

13. To the extent applicable, Aerostate agrees to hold the PDA, harmless with respect to taxes levied against the premises subject to this Agreement as a consequence of the application of RSA 72:23 I. If applicable, Aerostate agrees to pay in addition to other payments all properly assessed real and personal property taxes against the premises subject to this Agreement in accordance with the provisions of RSA 72:23 I. Failure of Aerostate to pay its duly assessed personal and real estate taxes when due shall be cause to terminate this Agreement by Pease Development Authority. Aerostate shall, in addition reimburse Pease Development Authority for any taxes paid by it pursuant to RSA 72:23 I as a result of Aerostate's failure to pay said taxes.

14. Except in circumstances caused by the sole negligence of the PDA and its employees, Aerostate covenants and agrees to defend and indemnify the PDA and the State of New Hampshire from and against any and all claims, demands, causes of action, losses, and damages asserted by or on behalf of any person, firm, corporation, and public authority on account of or based upon any death or injury

to person or loss of or damage to any property sustained or occurring (or which may be claimed to have been sustained or have occurred) on, in, or about Skyhaven Airport and the Premises.

Please indicate by the signature of a duly authorized representative, Aerostate's agreement with and consent to the terms of this ROE and return the same to me for countersignature with proof of required insurance and registration with the New Hampshire Secretary of State. A fully executed copy of this ROE will be provided to you shortly thereafter.

Sincerely,

Paul E. Brean, A.A.E.
Executive Director

Agreed and accepted this ___________ day of June, 2026.

Aerostate LLC d/b/a Technique Only Sport Pilot Academy

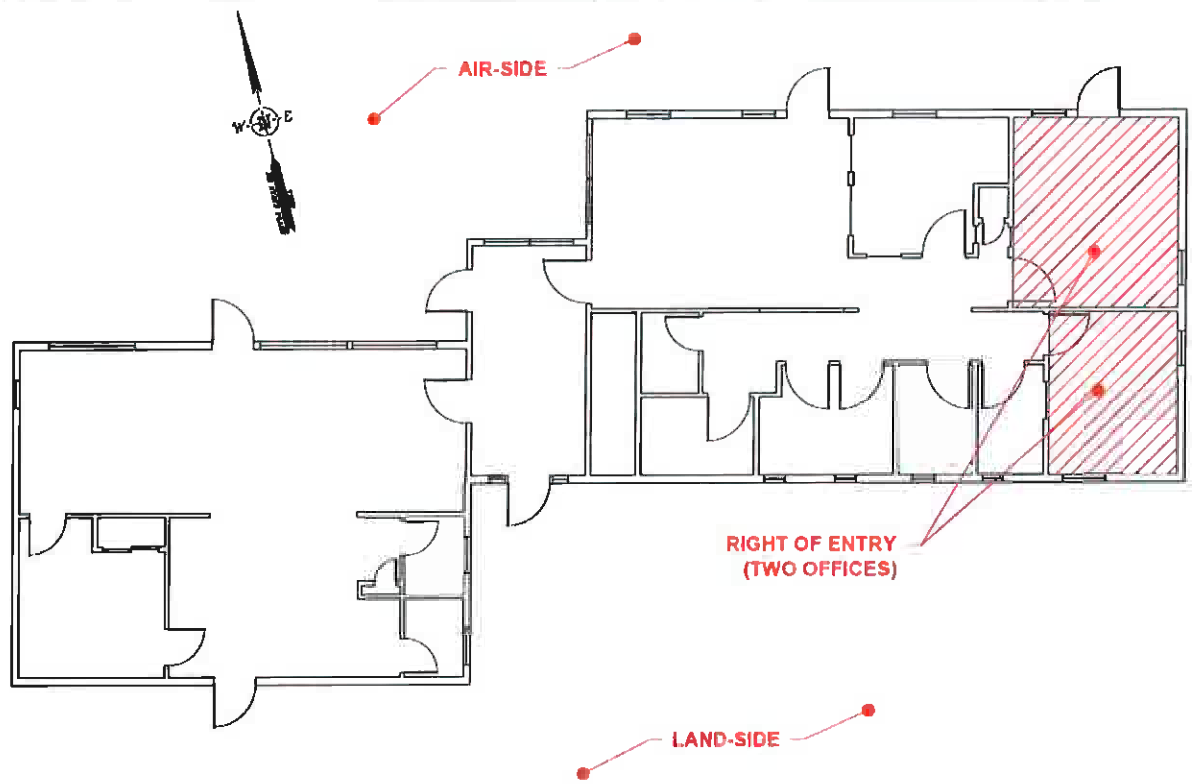
____

By:

____

cc: John Meehan Airport Manager
Suzy Anzalone, Director of Finance
Anthony I Blenkinsop, Deputy General Counsel

EXHIBIT A



SKYHAVEN AIRPORT TERMINAL RIGHT OF ENTRY

DESIGNED BY: MCR   DATE: 06/02/26   SCALE: NTS

PEASE DEVELOPMENT AUTHORITY

65 INTERNATIONAL DRIVE, PORTSMOUTH, NH 03801

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Fournier:

The Pease Development Authority ("PDA") Board of Directors approves of and authorizes the Executive Director to:

1. Accept a federal State Block Grant offer of up to $502,654.00 and up to $13,228.00 in matching funds from NHDOT, for the Skyhaven Automobile Parking Lot project;
2. Spend up to $13,228.00 of PDA funds for the project;
3. Amend the on-call contract with Jacobs Engineering to include construction phase services in an amount of $148,471.00;
4. Award a contract to Williiam P. Davis Excavation, LLC in the amount of $346,865.00 for the Skyhaven Automobile Parking Lot project;
5. Execute any and all documents necessary to receive funds and complete the Skyhaven Automobile Parking Lot project.

all in accordance with a memorandum of Michael R. Mates, P.E., Director of Engineering, dated June 10, 2026; attached hereto.

N:\RESOLVES\2026\DAW – Skyhaven Parking Lot – Jacobs Eng (6-16-26).docx

PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, Executive Director PEB

From: Michael R. Mates, P.E., Director of Engineering MRM

Date: June 10, 2026

Subject: Approvals for Skyhaven Auto Parking Lot, Construction Phase

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This month, PDA will be submitting a grant application to NHDOT under the State Block Grant ("SBG") Program to construct an automobile parking lot adjacent to the entrance of the terminal building at Skyhaven Airport. The project will replace failed pavement, correct existing detrimental drainage conditions, and provide well defined vehicle ingress, egress and travel lanes. The Phase 1 design, bidding, and permitting for the project was completed through a separate SBG.

The funds requested in the current grant application include the cost of a contractor to construct the parking lot and the cost of PDA's consultant, Jacobs Engineering, to provide construction phase engineering services and grant administration tasks. You may recall that the survey work for the parking lot design revealed the existence of an old highway easement on land now occupied by the Airport; and, that last year the Board authorized funds needed for unanticipated work to have the easement discontinued. These costs, along with associated final design costs, were also included in the grant application.

Bids for the project were opened on May 29th. The results are shown on the attached bid tabulation. three contractors responded with William P. Davis Excavation, LLC ("Davis") submitting the low bid. Davis has considerable experience (including work at Skyhaven) and, following our review, appears to be fully qualified to complete this work.

Jacobs Engineering submitted a price of $148,471 to provide engineering services. This price has been reviewed and justified through the Independent Fee Estimate ("IFE") process required by NHDOT and FAA. The grant request will also include $33,774 approved by the Board for the additional highway easement work.

The combined project costs total $529,110. The funding will be split among the FAA-DOT-PDA at a ratio of 95:2.5:2.5.

In connection with the Skyhaven Automobile Parking Lot project, please ask the Board for approval to:

1. Accept a grant offer of up to $502,654 of federal funding through the SBG program;
2. Accept up to $13,228 in matching funds from NHDOT;
3. Spend up to $13,228 of PDA funds;
4. Amend the on-call contract with Jacobs Engineering to include construction phase services for a price of $148,471;
5. Award a contract to William P. Davis Excavation, LLC in the amount of $346,865; and,
6. Execute any and all documents necessary to receive funds and complete the project as described.

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Jacobs

Jacobs No: E2X90512
SBG No.: SBG 15-XX-2026
Subject: Tabulation of Bid Values
Date/Time: 5/29/2026 @ 2:00 PM
Airport: Skyhaven Airport
Project: Reconstruct Terminal Autombile Parking Lot

Prepared by: J. Pelletier

				Engineer's Estimate		N.M. Curtis Earthworks, Inc.		WP Davis		Northeast Earth Mechanics	
ITEM NO.	DESCRIPTION	BID QTY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
	Base Bid										
202.41	Removal of Existing Pipe 0-24" Diameter	50	LF	$28.00	$1,400.00	$42.00	$2,100.00	$50.00	$2,500.00	$30.00	$1,500.00
203.3	Unclassified Excavation	1,200	CY	$25.00	$30,000.00	$28.00	$33,600.00	$55.00	$66,000.00	$25.00	$30,000.00
203.6	Embankment-in-Place (F)	20	CY	$20.00	$400.00	$20.00	$400.00	$25.00	$500.00	$25.00	$500.00
304.3	Crushed Gravel (F)	260	CY	$55.00	$14,300.00	$34.50	$8,970.00	$100.00	$26,000.00	$75.00	$19,500.00
304.5	Crushed Stone (Coarse Gradation) (F)	8	CY	$52.00	$416.00	$43.00	$344.00	$75.00	$600.00	$100.00	$800.00
403.11042	Hot Bituminous Pavement - 1/2" Surface Mix, Machine Method, QC/QA Tier 2	280	TON	$125.00	$35,000.00	$206.00	$57,680.00	$175.00	$49,000.00	$200.00	$56,000.00
410.22	Asphalt Emulsion for Tack Coat	120.0	GAL	$7.00	$840.00	$8.50	$1,020.00	$9.50	$1,140.00	$15.00	$1,800.00
413.1	Hot-Poured Crack Sealant	15.0	LB	$5.00	$75.00	$6.00	$90.00	$25.00	$375.00	$200.00	$3,000.00
417	Cold Planing Bituminous Surfaces	1,500.0	SY	$4.00	$6,000.00	$5.00	$7,500.00	$12.00	$18,000.00	$7.50	$11,250.00
593.221	Geotextile; Separation Class 2, non-woven	40.0	SY	$4.00	$160.00	$5.00	$200.00	$10.00	$400.00	$10.00	$400.00
603.00412	12" R.C. Pipe, 3750D	180.0	LF	$150.00	$27,000.00	$195.00	$35,100.00	$150.00	$27,000.00	$135.00	$24,300.00
604.246	Drop Inlets D-Type F	3.0	EA	$4,000.00	$12,000.00	$5,600.00	$16,800.00	$750.00	$2,250.00	$6,500.00	$19,500.00
604.324	Drainage Manhole, 4-Foot Diameter	1.0	EA	$4,500.00	$4,500.00	$6,500.00	$6,500.00	$12,500.00	$12,500.00	$8,500.00	$8,500.00
604.51	Reconstructing/Adjusting Sewer Manholes	1.0	EA	$1,000.00	$1,000.00	$1,200.00	$1,200.00	$250.00	$250.00	$1,500.00	$1,500.00
604.59	Reconstructing/Adjusting Utility Valve	4.0	EA	$500.00	$2,000.00	$750.00	$3,000.00	$125.00	$500.00	$300.00	$1,200.00
608.24	4" Concrete Sidewalk (F)	90.0	SY	$67.00	$6,030.00	$185.00	$16,650.00	$275.00	$24,750.00	$100.00	$9,000.00
608.54	Detectable Warning Devices, Cast Iron	1.0	SY	$500.00	$500.00	$650.00	$650.00	$750.00	$750.00	$500.00	$500.00
609.01	Straight Granite Curb	90.0	LF	$41.00	$3,690.00	$76.50	$6,885.00	$100.00	$9,000.00	$100.00	$9,000.00
615.01	Traffic Sign Type A	9.0	SF	$75.00	$675.00	$63.00	$567.00	$100.00	$900.00	$50.00	$450.00
615.03	Traffic Sign Type C	10.0	SF	$75.00	$750.00	$90.00	$900.00	$100.00	$1,000.00	$50.00	$500.00
615.033	Removing Traffic Sign, Type C	1.0	EA	$82.00	$82.00	$150.00	$150.00	$150.00	$150.00	$100.00	$100.00
628.1	Sawed Concrete Pavement	20.0	LF	$12.00	$240.00	$6.00	$120.00	$50.00	$1,000.00	$10.00	$200.00
628.2	Sawed Bituminous Pavement	320.0	LF	$6.00	$1,920.00	$2.00	$640.00	$5.00	$1,600.00	$3.00	$960.00
632.0104	Retroreflective Paint Pavement Marking, Single Solid Line, 4" Line	510.0	LF	$4.00	$2,040.00	$7.00	$3,570.00	$2.50	$1,275.00	$2.00	$1,020.00
632.02	Retroreflective Paint Pavement Marking, Symbol or Word	80.0	SF	$11.00	$880.00	$12.00	$960.00	$2.50	$200.00	$15.00	$1,200.00
632.3118	Retroreflective Thermoplastic Pavement Marking, Single Solid Line, 18" Line	45.0	LF	$10.00	$450.00	$24.00	$1,080.00	$25.00	$1,125.00	$50.00	$2,250.00
645.41	Temporary Slope Stabilization Type A	560.0	SY	$5.00	$2,800.00	$5.00	$2,800.00	$5.00	$2,800.00	$5.00	$2,800.00
645.512	Compost Sock for Perimeter Berm	280.0	LF	$5.00	$1,400.00	$8.00	$2,240.00	$5.00	$1,400.00	$10.00	$2,800.00
646.51	Turf Establishment with Mulch, Tackifiers, and Loam	1,700.0	SY	$15.00	$25,500.00	$14.00	$23,800.00	$1.50	$2,550.00	$10.00	$17,000.00
692	Mobilization	1.0	LS	$49,779.60	$49,779.60	$85,000.00	$85,000.00	$34,500.00	$34,500.00	$110,000.00	$110,000.00
G-001-1	Traffic Control Plan	1.0	LS	$1,000.00	$1,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00

Jacobs No: E2X90512
SBG No.: SBG 15-XX-2026
Subject: Tabulation of Bid Values
Date/Time: 5/29/2026 @ 2:00 PM
Airport: Skyhaven Airport
Project: Reconstruct Terminal Autombile Parking Lot

Prepared by: J. Pelletier

				Engineer's Estimate		N.M. Curtis Earthworks, Inc.		WP Davis		Northeast Earth Mechanics	
ITEM NO.	DESCRIPTION	BID QTY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
	Base Bid										
G-001-2	Traffic Control Measures	1.0	LS	$5,000.00	$5,000.00	$12,000.00	$12,000.00	$10,000.00	$10,000.00	$20,000.00	$20,000.00
G-002-1	Record Documents	1.0	LS	$10,000.00	$10,000.00	$7,600.00	$7,600.00	$2,500.00	$2,500.00	$15,000.00	$15,000.00
M-001-1	Underground Utility Location	1.0	AL	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
M-002-1	Drain Inlet Protection	4.0	EA	$150.00	$600.00	$375.00	$1,500.00	$175.00	$700.00	$200.00	$800.00
M-003-1	Concrete ADA Ramp	1.0	EA	$3,000.00	$3,000.00	$4,500.00	$4,500.00	$2,500.00	$2,500.00	$2,000.00	$2,000.00
M-004-1	Pipe Insulation	800.0	SF	$25.00	$20,000.00	$5.00	$4,000.00	$3.00	$2,400.00	$15.00	$12,000.00
M-005-1	Replace Waterline	90.0	LF	$25.00	$2,250.00	$142.22	$12,799.80	$125.00	$11,250.00	$100.00	$9,000.00
265619-1	Electrical Systems	1.0	LS	$15,000.00	$15,000.00	$34,060.00	$34,060.00	$12,500.00	$12,500.00	$30,000.00	$30,000.00
			Base Bid:		$298,677.60	BB	$411,975.80	BB	$346,865.00	BB	$441,330.00
				Total Bid:	**$298,677.60**	**Total Bid:**	**$411,975.80**	**Total Bid:**	**$346,865.00**	**Total Bid:**	**$441,330.00**

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Ferrini:

The Pease Development Authority Board of Directors hereby approves of and authorizes a one (1) year extension to the Site Review approval granted in July of 2025, to the City of Portsmouth for improvements to the wastewater treatment plant located at 135 Corporate Drive; all in accordance with the memorandum of Michael R. Mates, P.E., Director of Engineering, dated June 4, 2026; attached hereto.

N:\RESOLVES\2026\COP – Site Review Extension (6-16-26).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, A.A.E., Executive Director

From: Michael R. Mates, P.E., Director of Engineering MRM

Date: June 4, 2026

Subject: Wastewater Treatment Plant Site Review Extension

In July of 2025, the City of Portsmouth ("CoP") received approval of its Site Review application for improvements to the wastewater treatment plant located at 135 Corporate Dive on the Tradeport.

At this time CoP continues to progress towards the construction phase but has experienced delays with procuring equipment to be incorporated into the improvements. As such, they have requested the PDA Board grant an one-year extension of its Site Review approval. As per section 407.01(b) of the PDA's Land Use Controls, "An applicant may request, in writing, additional one-year extensions. Request for extensions shall be evaluated by the Building Inspector who…shall forward the request to the Board for action." Section 407.01(c) states, "A time extension may be granted if determined that no change has taken place that would affect the currently approved site plan in regard to, but not limited to:

1. Traffic flow, volume, or congestion;
2. Pedestrian safety;
3. Drainage;
4. Water availability;
5. Sewer capacity;
6. Design standards;
7. Landscape elements;
8. Zoning compliance."

It is the opinion of the Engineering Department that no change regarding the above items has taken place that would affect the currently approved site plan. At the June 16, 2026 Board meeting, please seek the requisite Board approval to grant a one-year extension to the CoP's Site Review Approval.

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PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Fournier:

The Pease Development Authority ("PDA") Board of Directors hereby moves that item numbers _________ from the consent agenda with waivers listed below be approved as a single consent agenda with waivers item, and that the proposed motions included for each be incorporated into such approval as the operative motion for each item.

1. Pease Development Authority - Purchase of Motorola Radios and Accessories - 2-Way Communications
2. Pease Development Authority - 65 Aviation Avenue - Demolition of former Air Force Building - EnviroVantage

NOTE: This motion requires 5 affirmative votes.
Roll Call Vote Required.

N:\RESOLVES\2026\Consent Agenda (with waivers) (6-16-2026).docx

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Conard:

The Pease Development Authority Board of Directors approves of and justifies the waiver of the competitive solicitation process for the procurement of Motorola radio equipment through qualified vendors participating in the NASPO ValuePoint Master Agreement (No. 00318), under the State of New Hampshire's existing statewide contract (No. 8003026), valid through December 31, 2026, and further authorizes the Executive Director to enter into a blanket purchase order to 2-Way Communications, an authorized reseller, in the amount of $25,000 for the purchase of Motorola radio equipment and related accessories; all in accordance with the memorandum of Ken Conley, Manager of Airport Infrastructure and Facilities, dated May 7, 2026, attached hereto.

Note: This motion requires 5 affirmative votes.
Roll Call vote required.

N:\RESOLVES\2026\Radios (6-16-26).docx

PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive Portsmouth NH 03801

Memorandum

To: Paul E. Brean, A.A.E., Executive Director,

From: Ken Conley, Manager of Airport Infrastructure and Facilities

Date: May 7, 2026

Subject: Pease Maintenance Dept. – Utilization of State contract – Motorola Radio Equipment

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This memorandum asks you to seek authorization from the Pease Development Authority (PDA) Board of Directors to waive the competitive solicitation process under RSA 12-G:8, VIII, for the procurement of Motorola radio equipment through qualified vendors participating in the NASPO ValuePoint Master Agreement (No. 00318), under the State of New Hampshire's existing statewide contract (No. 8003026), valid through December 31, 2026.

These communication systems are critical to supporting PDA operational personnel at Portsmouth International Airport. The equipment will be utilized during routine maintenance operations, snow and ice control activities, and most importantly, during safety and emergency response situations where reliable communication is essential to maintaining airfield safety and regulatory compliance.

Utilizing the State's established contract provides a cost-effective and compliant procurement method while ensuring access to standardized, high-quality equipment from the three (3) authorized reseller vendors listed below:

2-Way Communications located in Portsmouth, NH
Ossipee Mountain Electronics located in Moultonboro, NH
R & R Communications located in Swanzey, NH

At the June 16, 2026, PDA Board of Directors meeting, please request Board authorization to waive the competitive solicitation process for the procurement of Motorola radio equipment through qualified vendors participating in the NASPO ValuePoint Master Agreement (No. 00318), under the State of New Hampshire's existing statewide contract (No. 8003026), valid through December 31, 2026. In addition, please request Board authorization to issue a blanket purchase order to 2-Way Communications, an authorized reseller, in the amount of $25,000 for the purchase of Motorola radio equipment and related accessories.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Parker:

The Pease Development Authority Board of Directors hereby authorizes the Executive Director to enter into a contract with EnviroVantage, of Epping, NH in an amount not to exceed $653,917.00, for the demolition, abatement and disposal of the building located at 65 Aviation Avenue; all in accordance with the memorandum of Jared Sheehan, Environmental Compliance Manager, dated June 1, 2026; attached hereto.

In accordance with the provisions of RSA 12-G:8, VIII, the Board justifies the waiver of the RFP requirement as EnviroVantage is a State of New Hampshire approved vendor.

NOTE: This motion requires 5 affirmative votes.
Roll Call vote required.

N:\RESOLVES\2026\Demolition of 65 Aviation Ave (6-16-2026).docx

Phone: 603.433.6088 Fax: 603.427.0433 www.peasedev.org

PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, A.A.E., Executive Director

From: Jared Sheehan, Deputy Director of Engineering & Environmental Compliance

Date: June 1, 2026

Subject: Demolition of 65 Aviation Ave

The building at 65 Aviation Avenue has been vacant since 2001 when it was briefly occupied by New England Computer Brokers, Inc. ("NECB"). Prior to NECB the Air Force ("AF") occupied the building from 1955 to 1991 where repair services for avionics and munitions systems occurred. In December 2014, the AF removed approximately 2,000 square feet of the northeast corner of the building to excavate approximately 2,800 cubic yards of contaminated soils from beneath the structure. Currently the property is part of the Site 32 long term monitoring remediation effort administrated by the AF Base Realignment and Closure ("BRAC") group.

The remaining 19,400 square feet of the building with a small mezzanine on the roof, stands in poor repair with a partial roof collapse. It has been boarded up and posted with no trespassing signs as the structure is no longer safe to occupy or work in. Previous hazardous building surveys completed by Axiom Associates and Mabbett indicated that numerous non-friable asbestos containing materials ("ACM") have been identified including floor tiles, sheetrock, roofing material, and caulking.

PDA has evaluated removing the building for the past few years and received Board approval in October of 2023 to contract with EnviroVantage ("EV") in the amount of $298,519.00. PDA decided not to proceed with the project at that time, and the cost for asbestos disposal have more than doubled since 2023.

In March PDA reached out to EV to provide an updated demolition proposal. It was determined that due to the deterioration of the building that segregating the hazardous building materials would be a timely and overly expensive process. EV has determined that the best alternative is to dispose of all the building materials as ACM bulk waste, except for any structural abated steel. The project can be completed safely with equipment from the exterior and loaded out for disposal without accessing the building. An industrial hygienist will monitor the air quality around the perimeter of the building and maintain exclusion zones during demolition and loading activities. EV has provided a price of $653,917.00 to demolish and dispose of the building at 65 Aviation Avenue.

We believe the quoted price is fair and reasonable and ask that you seek Board approval to waive PDA's procurement process pursuant to RSA 12-G:8 and award the work to EV. The waiver request is based on EV's status as a pre-approved NH state asbestos abatement vendor under State of NH contract#8003316.

At the June Board meeting, please request approval to enter into a contract with EV for $653,917.00 with a 10% contingency of $65,000 to provide demolition and disposal services at 65 Aviation Avenue and waive PDA's procurement process as EV is a current NH state contractor.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul Brean, Executive Director

From: Suzy Anzalone, Director of Finance

Date: June 3, 2026

Subject: Executive Summary – Financial Reports

In anticipation of the upcoming June 16th Pease Development Authority Board meeting, the following is an Executive Summary of the financial results for the ten months ended April 30, 2026:

Consolidated Results

Pease Development Authority - Consolidated

($ 000's)	YTD Actual	YTD Budget	Variance Fav (unfav)
Operating Revenues	18,402	18,257	145
Operating Expenses	15,075	15,608	532
Operating Income	**3,327**	**2,649**	**678**
Depreciation	7,085	7,258	173
Non Oper. (Inc)/Exp	(429)	(619)	(190)
Net Operating Income (Loss)	**(3,329)**	**(3,990)**	**660**

Year-to-date consolidated financial results were favorable, with revenue exceeding budget by 0.8% and operating expenses coming in below budget by 3.4%.

Revenue line items performing favorably include fuel flowage fees, PSM parking revenue and miscellaneous income, while several line times trended below budget and included wharfage and dockage fees, fuel sales, DPH parking fees and golf revenue.

Operating expenses trending under budget included wages and benefits (due to open positions), professional services, marketing and fuel purchases. Expenses in excess of budget included equipment maintenance, snow removal expenses and utilities.

Overall favorable revenue performance combined with effective expense management contributed to year-to-date operating results that outperformed the overall budget forecast.

Non-operating income of $429,000 included $366,000 of interest income and $63,000 in grant reimbursements.

Year-to-date Net Operating Loss is ($3.3) million performing favorably against a budgeted loss of ($4) million.

Business Unit Performance

Portsmouth Airport (PSM) and Security

Portsmouth Airport (PSM) *incl Security*

($ 000's)	YTD Actual	YTD Budget	Variance Fav (unfav)
Operating Revenues	3,861	3,235	627
Operating Expenses	4,215	4,202	(13)
Operating Income	(353)	(968)	614
Depreciation	4,175	4,231	56
Non Oper. (Inc)/Exp	(63)	(209)	(145)
Net Operating Income (Loss)	(4,465)	(4,990)	525

Year-to-date operating revenues for PSM are trending favorably by 19.4% due to higher fuel flowage fees and to a lesser extent from parking and concession revenue. Operating expenses are slightly higher (0.3%) than budget on a year-to-date basis with higher expenditures in building and facilities but offset by lower expenses in wages and benefits, professional services and marketing. Year-to-date *budgeted* non-operating income of $209,000 represents expected grant funding for PSM's Airport Layout Plan, which is still in process. Once we submit for grant reimbursement, this line item should trend closer to budget.

Skyhaven Airport

Skyhaven (DAW)

($ 000's)	YTD Actual	YTD Budget	Variance Fav (unfav)
Operating Revenues	211	204	7
Operating Expenses	274	274	(0)
Operating Income	(62)	(69)	7
Depreciation	347	355	8
Non Oper. (Inc)/Exp	0	0	0
Net Operating Income (Loss)	(410)	(424)	14

Skyhaven operating revenues through April are 3.4% higher than budget, driven by higher fuel sales but offset by slightly lower facility rent. Year-to-date gallons of fuel sold are trending 15% higher than the previous year. Operating expenses are on budget through April.

Tradeport

Tradeport

($ 000's)	YTD Actual	YTD Budget	Variance Fav (unfav)
Operating Revenues	9,060	9,108	(48)
Operating Expenses	670	656	(15)
Operating Income	8,390	8,453	(63)
Depreciation	620	641	22
Non Oper. (Inc)/Exp	(327)	(372)	(45)
Net Operating Income (Loss)	8,097	8,183	(86)

Tradeport revenues through April are unfavorable by 0.5% mainly driven by lower short-term (right-of-entry) revenue and to a lesser extent by facility rent. Expenses are trending over budget by 2.2% mainly due to the April payment for an economic impact study. This was budgeted evenly throughout the fiscal year and it is anticipated that this line item will trend closer to budget over the remainder of the year. Non-operating income of $327,000 represents year-to-date interest income for the PDA which is allocated to the "Tradeport" cost center.

Golf Course

Pease Golf Course			
($ 000's)	YTD Actual	YTD Budget	Variance Fav (unfav)
Operating Revenues	2,851	2,890	(39)
Operating Expenses	2,423	2,376	(47)
Operating Income	427	514	(87)
Depreciation	334	334	0
Non Oper. (Inc)/Exp	0	0	(0)
Net Operating Income (Loss)	**93**	**180**	**(87)**

Golf course revenues through April are unfavorable by 1.4% resulting from lower simulator revenue and merchandise sales. Expenses are over budget by 2% mainly due to engineering design costs for a potential building expansion that were initially classified as capital expenditures. These costs were recategorized in April to operating expenses, as we are not moving forward with the project at this time.

Division of Ports and Harbors (DPH)-Unrestricted

Division of Ports and Harbors (Unrestricted)			
($ 000's)	YTD Actual	YTD Budget	Variance Fav (unfav)
Operating Revenues	2,280	2,684	(403)
Operating Expenses	1,948	2,459	511
Operating Income	332	225	108
Depreciation	1,458	1,532	75
Non Oper. (Inc)/Exp	(33)	(31)	2
Net Operating Income (Loss)	**(1,093)**	**(1,277)**	**184**

Year-to-date operating revenues are 15% below budget, primarily driven by lower wharfage and dockage fees and fuel sales. However, miscellaneous revenue is trending higher resulting from short term right of entry revenue and security and utility reimbursements from vessels docked at the Market Street terminal. Operating expenses were under budget by 20.8% and included cost savings in wages and benefits (due to open positions), facilities maintenance, professional fees, technology expenses and fuel purchases. Lower expenses have helped offset the shortfall in revenue, resulting in stronger overall operating results.

Balance Sheet/Statement of Net Position (Consolidated)

($ 000's)	As of 4/30/2026	As of 4/30/2025
Assets		
Current Assets	24,336	23,362
Restricted Assets	1,833	1,759
Non-Current Assets	336,046	329,413
Total Assets	**362,216**	**354,534**
Deferred Outflows of Resources	**2,672**	**2,944**
Liabilities		
Current Liabilites	4,127	4,034
Non-Current Liabilities	11,767	10,457
Total Liabilities	**15,894**	**14,491**
Deferred Inflows of Resources	**218,696**	**219,970**
Net Position		
Net Income (Loss)	(3,329)	(2,164)
Contributed Capital	188,564	179,341
Retained Earnings	(54,937)	(54,160)
Total Net Position	**130,297**	**123,016**

The April balance sheet reflects $24.3 million in current assets, which includes $11.7 million in unrestricted cash (PDA $10.4M and DPH $1.3M). As previously reported, the PDA's cash balance is expected to significantly decrease due to planned capital expenditures.

The balance sheet also reflects restricted assets totaling $1.8 million and consists primarily of the Revolving Loan Fund (RLF) and the Harbor Dredging Fund. The RLF currently has 19 outstanding loans totaling $0.9 million in loans receivable and $0.4 million in cash. We are pleased to report that the RLF did grant a loan in the month of April for $112,500.

Non-Current Assets include year-to-date capital expenditures in the amount of $6.3 million. Expenditures include NH Ave right hand turn project, design costs for the air traffic control tower, taxiway design and construction at PSM, snow removal equipment, asphalt replacement at 55 International, Portsmouth fish pier building replacement, and various equipment purchases.

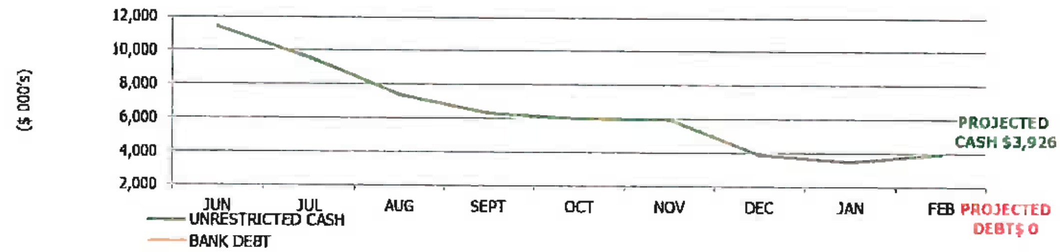
Current liabilities of $4.2 million represent trade accounts payable, retainage and various accrued expenses.

PDA Cash Flow Projections for the Ten-Month Period Ending February 28, 2027 (Excl. Division of Ports and Harbors)

During the next nine-month period, PDA cash inflows are projected at $23.5 million, mainly provided by operating revenues as well as $6.7 million in grant funding.

Cash outflows of $30.4 million during this same period include $12.3 million in non-grant related capital expenditures, $2.9 million in grant funded expenditures as well as outflows from normal operating expenses and municipal service fee payments. Current projections indicate that the PDA will not need to draw on its line of credit over the next nine months and expects unrestricted cash to decrease to $3.9 million. The chart below outlines estimated cash and debt balances over the next nine-month period.

PROJECTED CASH AND DEBT BALANCES – PEASE DEVELOPMENT AUTHORITY - EXCL. DPH

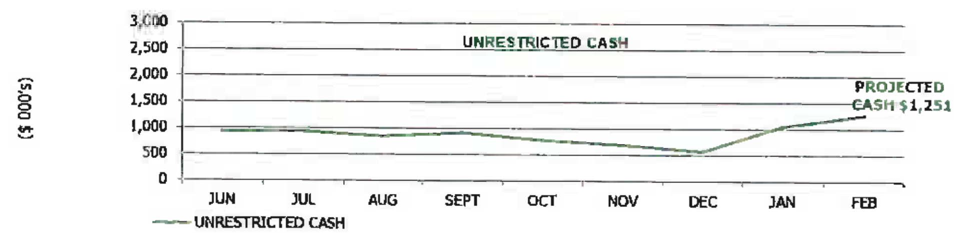


Cash Flow Projections for the Ten-Month Period Ending February 28, 2027 -Division of Ports and Harbors

During the next nine-month period, unrestricted cash inflows at the Division of Ports and Harbors are projected at $7.6 million, provided by operating revenues and fees, but also include $5.2 million in grant funding.

Unrestricted cash outflows of $7.5 million during this same period include $5.3 million in grant-funded capital expenditures, $80,000 in non-grant capital expenditures as well as outflows from normal operating expenses. Unrestricted cash is projected to increase to approximately $1.2 million. The chart below outlines estimated cash balances over the next nine-month period.

PROJECTED CASH BALANCES – DIVISION OF PORTS AND HARBORS



Please let me know if you have any questions or require any additional information.

PEASE DEVELOPMENT AUTHORITY FY2026 FINANCIAL REPORT FOR THE TEN-MONTH PERIOD ENDING APRIL 30, 2026

BOARD OF DIRECTORS MEETING
JUNE 16, 2026

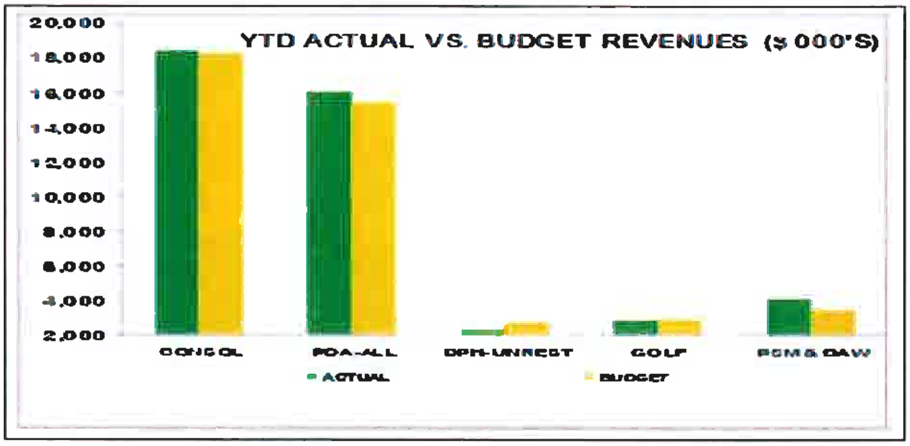
PEASE
INTERNATIONAL
PEASE DEVELOPMENT AUTHORITY
PORTSMOUTH NH

PEASE DEVELOPMENT AUTHORITY
Revenues and Expenditures –Ten Months Ended April 30, 2026

Trends:

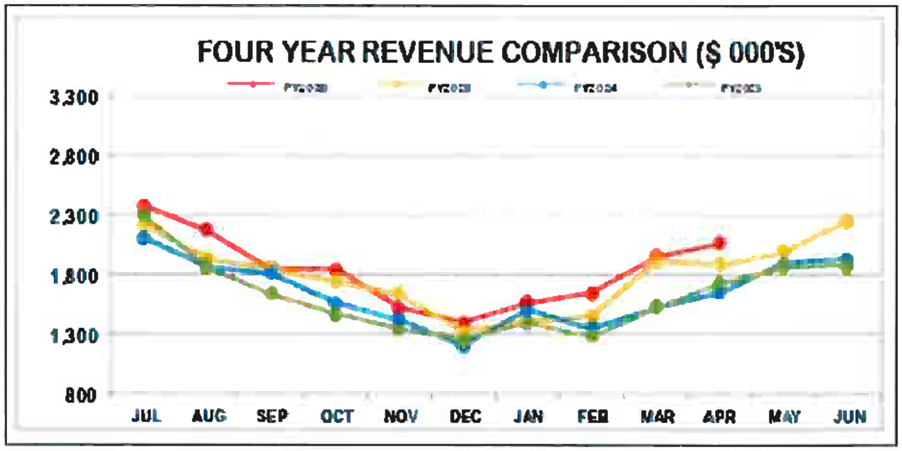
YTD revenue is 0.8% favorable

- Fuel flowage fees, PSM parking fees misc. revenue and registration fees are trending higher than budget.
- Wharfage and dockage fees, fuel sales, DPH parking fees and golf revenue trending under budget .



Trends:

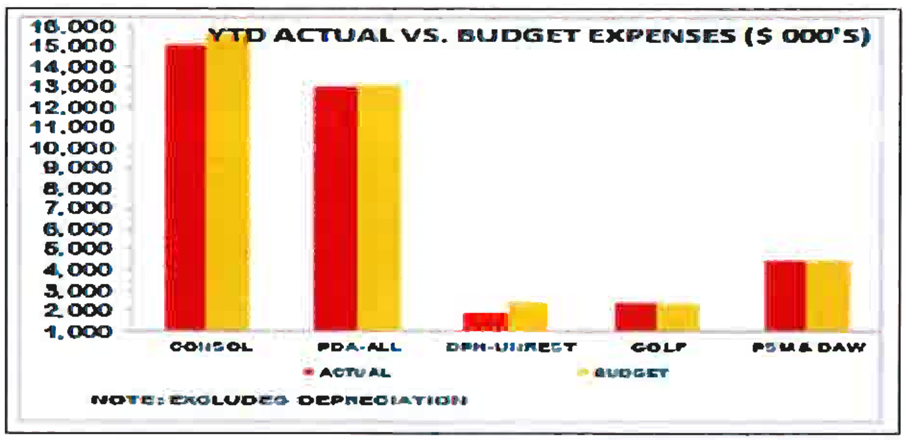
July revenues includes annual rent payment from tenant



Trends:

YTD Operating Expenses 3.4% favorable

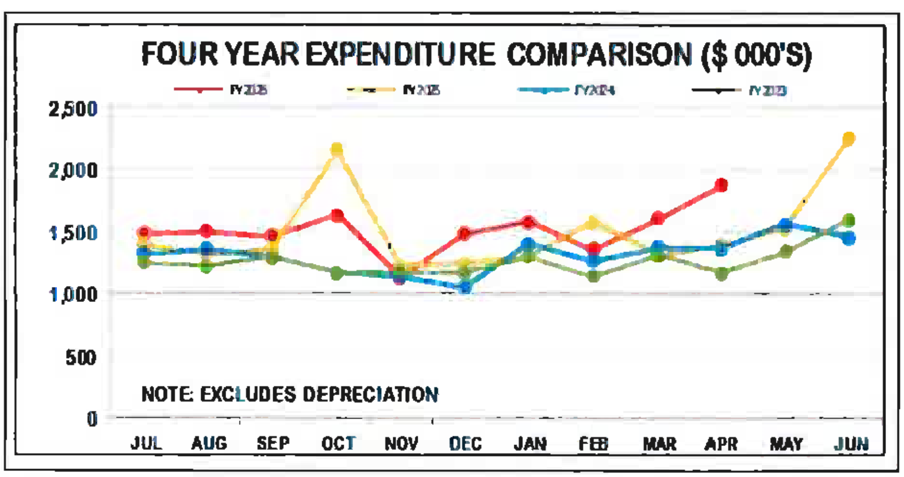
- Wages & benefits, professional services, environmental testing, marketing and fuel purchases trending under budget.
- Offset by cost overruns in airfield and equipment maintenance, snow removal and utilities expense.



Trends:

Oct 2024 – ARPA funded feasibility study expenses of $518k and ARPA funded architectural expenses for Rye Harbor retail improvements of $173k

June 2025: Year-end benefit accrual (sick time) adjustment



PEASE DEVELOPMENT AUTHORITY
Consolidated Statement of Revenues and Expenses
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL								
FACILITIES	$1,025,689	$1,010,738	$14,951	1.5%	$10,301,774	$10,309,320	($7,546)	(0.1%)
CARGO AND HANGARS	16,655	16,034	620	3.9%	158,996	160,192	(1,196)	(0.7%)
	1,042,344	1,026,772	15,571	1.5%	10,460,770	10,469,512	(8,742)	(0.1%)
CONCESSION REVENUE	43,425	31,484	11,941	37.9%	448,339	414,999	33,340	8.0%
FEE REVENUE								
AVIATION FEES	0	0	0	-	129,234	128,800	434	0.3%
FUEL FLOWAGE	222,394	138,549	83,846	60.5%	1,795,712	1,334,218	461,494	34.6%
PSM TSA/LEO REVENUE	-	-	-	-	-	-	-	-
PSM SECURITY REVENUE	4,895	3,558	1,337	37.6%	34,435	35,580	(1,145)	(3.2%)
GOLF FEES	180,921	190,109	(9,188)	(4.8%)	1,719,287	1,727,239	(7,953)	(0.5%)
GOLF SIMULATORS	2,009	2,759	(750)	(27.2%)	97,348	118,815	(21,466)	(18.1%)
GOLF MEMBERSHIPS	58,632	58,250	382	0.7%	351,789	349,500	2,289	0.7%
GOLF LESSONS	3,349	7,212	(3,863)	(53.6%)	32,436	35,256	(2,820)	(8.0%)
MOORING FEES	38,835	37,500	1,335	3.6%	388,353	375,000	13,353	3.6%
PARKING-PSM	158,192	167,826	(9,634)	(5.7%)	795,021	690,003	105,017	15.2%
PARKING-DPH	5,610	9,540	(3,930)	(41.2%)	132,320	176,371	(44,051)	(25.0%)
PIER USAGE FEES	15,232	13,498	1,734	12.8%	80,593	80,284	309	0.4%
REGISTRATIONS	27,538	10,273	17,265	168.1%	212,940	175,542	37,398	21.3%
TERMINAL FEES	-	-	-	-	-	-	-	-
WHARFAGE AND DOCKAGE	106,008	59,869	46,139	77.1%	717,703	1,154,459	(436,756)	(37.8%)
	823,615	698,943	124,673	17.8%	6,487,171	6,381,067	106,103	1.7%
FUEL SALES	29,053	18,714	10,339	55.2%	272,353	360,142	(87,789)	(24.4%)
INTEREST INCOME								
LOAN INTEREST	1,365	2,500	(1,135)	(45.4%)	20,465	25,000	(4,535)	(18.1%)
OTHER REVENUES								
MERCHANDISE	44,214	42,195	2,019	4.8%	292,397	303,669	(11,271)	(3.7%)
ALL OTHER	76,464	40,803	35,661	87.4%	420,388	302,264	118,123	39.1%
	120,678	82,998	37,680	45.4%	712,785	605,933	106,852	17.6%
TOTAL OPERATING REVENUE	2,060,480	1,861,411	199,069	10.7%	18,401,883	18,256,653	145,229	0.8%
OPERATING EXPENSES								
WAGES AND FRINGE BENEFITS								
WAGES								
BENEFITED REGULAR	459,615	502,037	42,422	8.4%	4,754,057	4,999,227	245,170	4.9%
BENEFITED OVERTIME	14,830	31,192	16,362	52.5%	336,439	314,489	(21,949)	(7.0%)
NON-BENEFITED REGULAR	163,938	178,716	14,778	8.3%	1,053,172	1,079,756	26,583	2.5%
NON-BENEFITED OVERTIME	(16)	936	953	101.8%	42,346	28,807	(13,539)	(47.0%)
WAGE TRANSFERS IN/OUT	-	-	-	#DIV/0!	-	-	-	#DIV/0!
	638,367	712,881	74,515	10.5%	6,186,014	6,422,279	236,265	3.7%
BENEFITS								
ACCRUED VACATION BENEFITS	1,126	2,425	1,298	53.5%	(63,440)	24,250	87,690	361.6%
ACCRUED SICK TIME BENEFITS	3,181	1,183	(1,998)	(168.9%)	(112,867)	11,830	124,697	1054.1%
DENTAL INSURANCE	5,729	5,904	174	3.0%	60,274	59,040	(1,233)	(2.1%)
HEALTH INSURANCE	129,384	135,910	6,526	4.8%	1,377,152	1,359,100	(18,053)	(1.3%)
LIFE INSURANCE	1,438	2,634	1,196	45.4%	21,995	26,340	4,344	16.5%
NEW HAMPSHIRE RETIREMENT	75,634	67,699	(7,936)	(11.7%)	650,131	716,581	66,449	9.3%
POST RETIREMENT BENEFITS	13,918	13,305	(613)	(4.6%)	112,510	133,050	20,540	15.4%
EMPLOYEE DRUG TEST	110	142	32	22.5%	1,187	1,420	233	16.4%
OPEB EXPENSE	-	-	-	#DIV/0!	-	-	-	#DIV/0!
EMPLOYER FICA	48,367	54,967	6,600	12.0%	457,918	492,552	34,635	7.0%
UNEMPLOYMENT INS	(67)	0	67	(100.0%)	6,789	0	(6,788)	(100.0%)
BENEFIT TRANSFERS IN/OUT	-	-	-	#DIV/0!	-	-	-	#DIV/0!
	278,820	284,169	5,346	1.9%	2,511,649	2,824,163	312,514	11.1%
TOTAL WAGES & BENEFITS	917,187	997,050	79,861	8.0%	8,697,663	9,246,442	548,779	5.9%

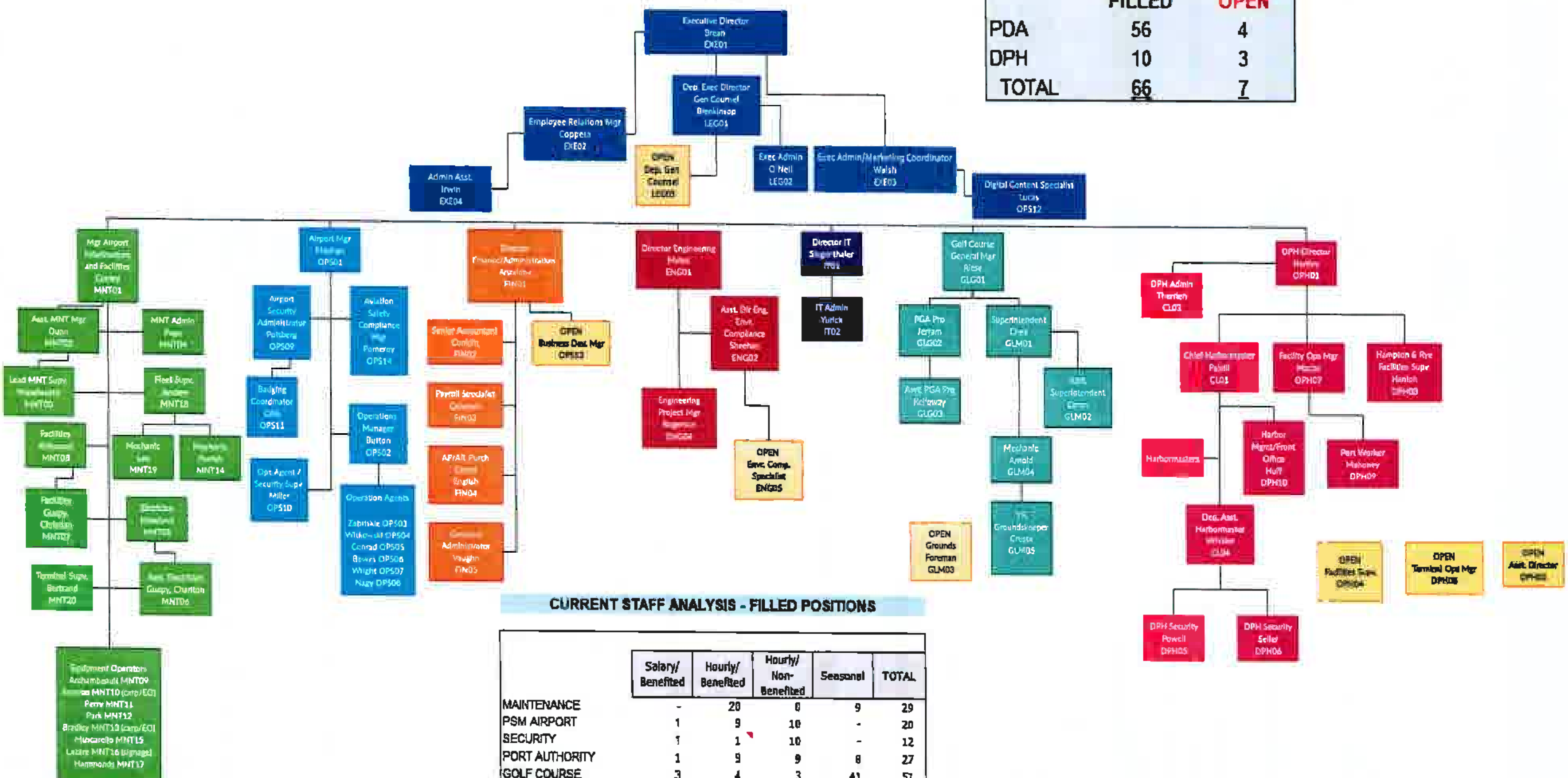
PEASE DEVELOPMENT AUTHORITY
Consolidated Statement of Revenues and Expenses
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
BUILDING AND FACILITIES								
AIRFIELD MAINTENANCE	3,024	7,875	4,851	61.6%	92,446	78,750	(13,695)	(17.4%)
SOIL & VEGETATION CONTROL	515	1,840	1,325	72.0%	143,206	122,588	(20,618)	(16.8%)
ENVIRONMENTAL TESTING	62,346	20,035	(42,311)	(211.2%)	137,830	215,115	77,284	35.9%
EQUIPMENT MAINTENANCE	40,533	42,076	1,543	3.7%	513,329	397,109	(116,220)	(29.3%)
FACILITIES MAINTENANCE	226,917	350,845	123,928	35.3%	995,993	1,022,190	26,197	2.6%
LANDSCAPING	1,601	9,031	7,430	82.3%	38,842	67,754	28,912	42.7%
NAVIGATION MAINTENANCE	324	459	135	29.4%	20,398	4,590	(15,808)	(344.4%)
OTHER EXPENSES	-	-	-	-	245	0	(246)	(100.0%)
SECURITY	42,873	20,318	(22,555)	(111.0%)	194,256	203,180	8,924	4.4%
SNOW REMOVAL	923	22,694	21,771	95.9%	403,447	210,500	(192,947)	(91.7%)
	379,056	475,173	96,117	20.2%	2,539,992	2,321,776	(218,217)	(9.4%)
GENERAL AND ADMINISTRATIVE								
BANK & CREDIT CARD FEES	15,424	11,492	(3,932)	(34.2%)	107,595	124,977	17,382	13.9%
TECHNOLOGY	39,618	32,686	(6,932)	(21.2%)	352,774	328,930	(23,844)	(7.2%)
DISCOUNTS, FEES AND LICENSES	3,963	6,788	2,825	41.6%	54,470	57,860	3,390	5.9%
INSURANCE	44,875	42,529	(2,345)	(5.5%)	428,951	424,462	(4,489)	(1.1%)
OFFICE EQUIPMENT & SUPPLIES	21,183	17,664	(3,519)	(19.9%)	177,863	175,958	(1,905)	(1.1%)
PROFESSIONAL DEVELOPMENT	2,989	3,901	912	23.4%	24,739	41,010	16,271	39.7%
TELEPHONE AND INTERNET	16,104	20,469	4,365	21.3%	149,092	185,640	36,547	19.7%
TRAVEL AND MILEAGE	7,826	5,206	(2,620)	(50.3%)	51,099	50,860	(238)	(0.5%)
OTHER EXPENSES	97,864	5,550	(92,315)	(1663.3%)	143,965	47,021	(96,944)	(206.2%)
	249,846	146,285	(103,561)	(70.8%)	1,490,548	1,436,718	(53,830)	(3.7%)
UTILITIES								
ELECTRICITY	64,246	49,257	(14,989)	(30.4%)	626,909	579,805	(47,104)	(8.1%)
HEATING OIL	0	0	0	-	1,480	2,123	644	30.3%
NATURAL GAS	6,525	11,110	4,585	41.3%	63,566	76,269	12,703	16.7%
PROPANE	2,486	7,538	5,053	67.0%	40,170	44,737	4,566	10.2%
WASTE REMOVAL	4,414	5,153	739	14.3%	56,695	54,436	(2,258)	(4.1%)
WATER	1,957	4,508	2,551	56.6%	79,049	61,454	(17,595)	(28.6%)
	79,628	77,566	(2,061)	(2.7%)	867,869	818,824	(49,044)	(6.0%)
PROFESSIONAL SERVICES								
AUDIT	6,887	7,887	1,000	12.7%	75,890	78,870	2,980	3.8%
LEGAL	2,250	15,888	13,638	85.8%	71,919	158,880	86,961	54.7%
LEGAL PERMIT IMPLEMENT	11,325	12,500	1,175	9.4%	71,355	125,000	53,645	42.9%
ADMINISTRATIVE SERVICES	93,053	22,664	(70,389)	(310.6%)	368,399	346,640	(21,758)	(6.3%)
	113,515	58,939	(54,576)	(92.6%)	587,563	709,390	121,828	17.2%
MARKETING AND PROMOTION								
MARKETING AND PROMOTION	47,127	29,982	(17,145)	(57.2%)	221,457	315,853	94,395	29.9%
	47,127	29,982	(17,145)	(57.2%)	221,457	315,853	94,395	29.9%
OTHER OPERATING EXPENSES								
COAST TROLLEY	12,490	12,500	10	0.1%	124,900	125,000	100	0.1%
FUEL	23,276	13,809	(9,467)	(68.6%)	193,468	263,266	69,798	26.5%
GOLF CART LEASE	35,288	0	(35,289)	(100.0%)	141,155	142,526	1,371	1.0%
MERCHANDISE	10,202	31,646	21,444	67.8%	210,457	227,751	17,294	7.6%
	81,256	57,955	(23,302)	(40.2%)	669,980	758,543	88,563	11.7%
TOTAL OPERATING EXPENSES	**1,867,615**	**1,842,950**	**(24,665)**	**(1.3%)**	**15,075,072**	**15,607,546**	**532,474**	**3.4%**
OPERATING INCOME/(LOSS)	**192,865**	**18,461**	**174,404**	**944.7%**	**3,326,811**	**2,649,107**	**677,704**	**25.6%**
DEPRECIATION & AMORTIZATION	724,907	722,522	(2,384)	(0.3%)	7,085,072	7,257,910	172,839	2.4%
NON-OPERATING (INCOME)/EXPENSES								
INTEREST EXPENSE	-	-	-	-	-	-	-	-
INTEREST INCOME	(27,818)	(41,041)	(13,223)	(32.2%)	(366,736)	(410,410)	(43,674)	(10.6%)
NON-OPERATING GRANT FUNDING	(50,285)	(20,868)	29,418	141.0%	(63,396)	(208,680)	(145,284)	(69.6%)
GAIN/LOSS ON ASSETS	-	-	-	-	1,231	0	(1,231)	(100.0%)
	(78,103)	(61,909)	16,195	26.2%	(428,901)	(619,090)	(190,189)	(30.7%)
NET OPERATING INCOME/(LOSS)	**(453,939)**	**(642,152)**	**188,213**	**29.3%**	**(3,329,360)**	**(3,989,713)**	**660,353**	**16.6%**

Pease Development Authority Organization Chart

As of 5/27/26

TOTAL BENEFITED POSITIONS	FILLED	OPEN
PDA	56	4
DPH	10	3
TOTAL	66	7



CURRENT STAFF ANALYSIS - FILLED POSITIONS

	Salary/ Benefited	Hourly/ Benefited	Hourly/ Non-Benefited	Seasonal	TOTAL
MAINTENANCE	-	20	0	9	29
PSM AIRPORT	1	9	10	-	20
SECURITY	1	1	10	-	12
PORT AUTHORITY	1	9	9	8	27
GOLF COURSE	3	4	3	41	51
FINANCE	3	2	0	-	5
ENGINEERING	3	0	1	-	4
LEGAL	1	1	-	-	2
DAW AIRPORT	-	-	4	-	4
TECHNOLOGY	1	1	-	-	2
HUMAN RESOURCES	1	1	-	-	2
MARKETING	0	1	-	-	1
EXECUTIVE	1	1	0	-	2
	16	50	37	58	161

PEASE DEVELOPMENT AUTHORITY
Consolidated Statement of Net Position
For the Ten Months Ending April 30, 2026

	2026 Ending	2025 Ending
ASSETS		
Cash and Investments	$11,730,211	$16,356,638
Accounts Receivable - Net	11,602,490	6,115,896
Inventories	517,597	376,289
Prepaids	485,828	512,737
TOTAL CURRENT ASSETS	24,336,126	23,361,560
RESTRICTED ASSETS		
Cash and Investments	908,559	808,936
Current Receivables & Accruals	0	0
Loans Receivable - NHFL	924,751	950,440
TOTAL RESTRICTED ASSETS	1,833,310	1,759,376
NON-CURRENT ASSETS		
Leases Receivable-Net of Current Portion	222,788,604	221,147,554
Subscription Assets	578,435	396,818
Construction-in-Process	11,267,365	14,777,650
Other Capital Assets - Net	101,411,664	93,090,865
TOTAL NON-CURRENT ASSETS	336,046,068	329,412,887
DEFERRED OUTFLOWS OF RESOURCES		
Pension	1,135,056	1,576,375
OPEB	1,536,445	1,367,729
TOTAL DEFERRED OUTFLOWS OF RESOURCES	2,671,501	2,944,104
TOTAL ASSETS	**364,887,005**	**357,477,927**
LIABILITIES		
Accounts Payable and Accrued Expenses	3,805,269	3,637,128
Retainage	227,329	275,099
Current Portion of Subscription Liability	94,399	51,929
TOTAL CURRENT LIABILITIES	4,126,997	3,964,156
LONG TERM LIABILITIES		
Net Pension Liability	5,188,483	5,711,070
Net OPEB Liability	5,332,025	4,094,308
Subscription Liability, Net of current portion	330,609	285,291
Due in more than 1 Year	915,733	366,698
	11,766,850	10,457,367
RESTRICTED LIABILITIES		
Current Liabilities	0	69,709
	0	69,709
DEFERRED INFLOWS OF RESOURCES		
Pension	301,220	134,849
OPEB	2,334,036	3,168,772
Lease Revenue	216,060,476	216,666,835
TOTAL DEFERRED INFLOWS OF RESOURCES	218,695,732	219,970,456
TOTAL LIABILITIES	**234,589,579**	**234,461,688**
NET POSITION		
Net Operating Income(Loss)	(3,329,360)	(2,164,413)
Accrued Contributed Capital	5,629,745	919,215
Contributed Capital	182,934,324	178,421,454
Retained Earnings	(54,937,283)	(54,160,017)
TOTAL NET POSITION	**130,297,426**	**123,016,239**

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - PORTSMOUTH AIRPORT *incl Security*
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2024	Budget YTD FY 2024	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	$86,305	$71,862	$14,443	20.1%	$855,278	$864,940	($9,662)	(1.1%)
CONCESSION REVENUE	$16,732	$9,778	$6,955	71.1%	$138,955	$97,677	$41,278	42.3%
FEE REVENUE	$385,349	$308,930	$76,418	24.7%	$2,720,375	$2,167,820	$552,555	25.5%
FUEL SALES	$0	$0	$0	0%	$0	$0	$0	0%
INTEREST	$0	$0	$0	0%	$0	$0	$0	0%
MERCHANDISE	$0	$0	$0	0%	$0	$0	$0	0%
OTHER REVENUE	$55,508	$10,417	$45,091	432.9%	$146,888	$104,170	$42,719	41.0%
TOTAL OPERATING REVENUES	543,894	400,987	142,907	35.6%	3,861,496	3,234,607	626,890	19.4%
EXPENSES								
WAGES AND FRINGE BENEFITS	150,984	152,190	1,206	0.8%	1,433,605	1,542,836	109,231	7.1%
BUILDING AND FACILITIES	133,263	367,005	233,742	63.7%	1,459,040	1,311,209	(147,831)	(11.3%)
GENERAL AND ADMINISTRATIVE	77,965	69,426	(8,539)	(12.3%)	678,368	658,971	(19,397)	(2.9%)
UTILITIES	46,519	39,339	(7,179)	(18.2%)	453,138	424,898	(28,240)	(6.6%)
PROFESSIONAL SERVICES	2,109	6,645	4,536	68.3%	45,504	66,450	20,946	31.5%
MARKETING AND PROMOTION	39,066	19,791	(19,275)	(97.4%)	145,137	197,910	52,773	26.7%
OTHER OPERATING EXPENSES	0	0	0	-	0	0	0	-
TOTAL OPERATING EXPENSES	449,906	654,396	204,491	31.2%	4,214,792	4,202,274	(12,518)	(0.3%)
OPERATING INCOME	93,988	(253,409)	347,397	(137.1%)	(353,296)	(967,667)	614,371	63.5%
NON-OPERATING (INCOME) EXPENSE	(50,297)	(20,868)	29,429	141.0%	(63,415)	(208,680)	(145,265)	-
DEPRECIATION	429,152	423,083	(6,068)	(1.4%)	4,174,951	4,230,830	55,879	1.3%
NET OPERATING INCOME	(284,867)	(655,624)	370,757	(56.6%)	(4,464,832)	(4,989,817)	524,985	(10.5%)

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - SKYHAVEN AIRPORT
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	$13,715	$13,170	$545	4.1%	$129,762	$131,700	($1,938)	(1.5%)
CONCESSION REVENUE	0	500	(500)	-	5,422	5,000	422	8.4%
FEE REVENUE	0	0	0	-	3,493	4,800	(1,307)	(27.2%)
FUEL SALES	6,208	7,427	(1,219)	(16.4%)	71,606	62,007	9,600	15.5%
INTEREST	-	-	-	-	-	-	-	
MERCHANDISE	-	-	-	-	-	-	-	
OTHER REVENUE	50	92	(42)	(45.7%)	1,175	920	255	27.7%
TOTAL OPERATING REVENUES	19,973	21,189	(1,216)	(5.7%)	211,458	204,427	7,032	3.4%
EXPENSES								
WAGES AND FRINGE BENEFITS	11,267	13,395	2,128	15.9%	115,120	111,192	(3,928)	(3.5%)
BUILDING AND FACILITIES	6,184	4,836	(1,347)	(27.9%)	41,471	48,360	6,889	14.2%
GENERAL AND ADMINISTRATIVE	3,235	2,807	(428)	(15.2%)	25,339	28,796	3,457	12.0%
UTILITIES	2,183	3,165	982	31.0%	30,682	29,155	(1,527)	(5.2%)
PROFESSIONAL SERVICES	443	436	(7)	(1.6%)	4,405	4,360	(45)	(1.0%)
MARKETING AND PROMOTION	0	192	192	100.0%	399	1,920	1,521	79.2%
OTHER OPERATING EXPENSES	7,295	6,278	(1,016)	(16.2%)	56,515	49,896	(6,619)	(13.3%)
TOTAL OPERATING EXPENSES	30,607	31,109	504	1.6%	273,931	273,679	(252)	(0.1%)
OPERATING INCOME	(10,634)	(9,920)	(712)	7.2%	(62,473)	(69,252)	6,780	(9.8%)
NON-OPERATING (INCOME) EXPENSE	-	-	-	-	0	-	0	-
DEPRECIATION	34,390	35,500	1,110	3.1%	347,370	355,000	7,631	2.1%
NET OPERATING INCOME	(45,024)	(45,420)	398	0.9%	(409,843)	(424,252)	14,411	3.4%

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - TRADEPORT OPERATIONS
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	$893,484	$896,251	($2,767)	(0.3%)	$9,055,469	$9,058,294	($2,825)	(0.0%)
CONCESSION REVENUE	-	-	-	-	-	-	-	-
FEE REVENUE	-	-	-	-	-	-	-	-
FUEL SALES	-	-	-	-	-	-	-	-
INTEREST	-	-	-	-	-	-	-	-
MERCHANDISE	-	-	-	-	-	-	-	-
OTHER REVENUE	1,205	5,000	(3,795)	(75.9%)	4,819	50,000	(45,181)	(90.4%)
TOTAL OPERATING REVENUES	894,689	901,251	(6,562)	(0.7%)	9,060,288	9,108,294	(48,006)	(0.5%)
EXPENSES								
WAGES AND FRINGE BENEFITS	-	-	-	-	-	-	-	-
BUILDING AND FACILITIES	60,418	37,620	(22,798)	(60.6%)	299,018	321,967	22,949	7.1%
GENERAL AND ADMINISTRATIVE	2,759	3,422	663	19.4%	30,103	32,097	1,994	6.2%
UTILITIES	9,964	10,364	400	3.9%	95,337	91,544	(3,793)	(4.1%)
PROFESSIONAL SERVICES	72,599	8,430	(64,169)	(761.2%)	120,962	84,300	(36,661)	(43.5%)
MARKETING AND PROMOTION	0	83	83	100.0%	102	830	727	87.6%
OTHER OPERATING EXPENSES	12,490	12,500	10	0.1%	124,900	125,000	100	0.1%
TOTAL OPERATING EXPENSES	158,230	72,419	(85,811)	(118.5%)	670,422	655,738	(14,684)	(2.2%)
OPERATING INCOME	736,459	828,832	(92,373)	(11.1%)	8,389,866	8,452,556	(62,690)	(0.7%)
NON-OPERATING (INCOME) EXPENSE	(23,821)	(37,215)	(13,394)	36.0%	(326,954)	(372,150)	(45,196)	12.1%
DEPRECIATION	61,697	60,857	(840)	(1.4%)	619,716	641,260	21,544	3.4%
NET OPERATING INCOME	698,583	805,190	(106,607)	(13.2%)	8,097,104	8,183,446	(86,342)	(1.1%)

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - GOLF COURSE
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	-	-	-	-	-	-	-	-
CONCESSION REVENUE	26,692	21,206	5,486	25.9%	303,962	312,322	(8,360)	(2.7%)
FEE REVENUE	244,911	258,330	(13,420)	(5.2%)	2,200,860	2,230,810	(29,950)	(1.3%)
FUEL SALES	-	-	-	-	-	-	-	-
INTEREST	-	-	-	-	-	-	-	-
MERCHANDISE	44,213	42,195	2,019	4.8%	292,397	303,669	(11,271)	(3.7%)
OTHER REVENUE	8,731	16,373	(7,642)	(46.7%)	53,735	43,461	10,273	23.6%
				0				0
TOTAL OPERATING REVENUES	324,547	338,104	(13,557)	(4.0%)	2,850,954	2,890,262	(39,308)	(1.4%)
EXPENSES								
WAGES AND FRINGE BENEFITS	128,528	125,367	(3,161)	(2.5%)	1,115,902	1,200,418	84,516	7.0%
BUILDING AND FACILITIES	147,491	33,642	(113,849)	(338.4%)	481,872	332,829	(149,043)	(44.8%)
GENERAL AND ADMINISTRATIVE	30,755	25,489	(5,266)	(20.7%)	256,788	259,806	3,018	1.2%
UTILITIES	10,829	13,453	2,624	19.5%	187,128	163,180	(23,947)	(14.7%)
PROFESSIONAL SERVICES	805	1,390	584	42.0%	10,628	13,900	3,271	23.5%
MARKETING AND PROMOTION	2,140	1,965	(175)	(8.9%)	19,542	35,683	16,141	45.2%
OTHER OPERATING EXPENSES	45,491	31,646	(13,845)	(43.7%)	351,612	370,277	18,665	5.0%
TOTAL OPERATING EXPENSES	366,039	232,952	(133,088)	(57.1%)	2,423,472	2,376,093	(47,379)	(2.0%)
OPERATING INCOME	(41,492)	105,152	(146,645)	(139.5%)	427,482	514,169	(86,687)	(16.9%)
NON-OPERATING (INCOME) EXPENSE	-	-	-	-	265	0	(265)	-
DEPRECIATION	35,726	33,416	(2,310)	(6.9%)	333,764	334,160	396	0.1%
NET OPERATING INCOME	(77,218)	71,736	(144,336)	(201.2%)	93,453	180,009	(86,556)	(48.1%)

BUSINESS UNIT ANALYSIS	PRO SHOP	COURSE OPERATIONS	FOOD/BEV	SIMULATOR	TOTAL
OPERATING REVENUES	323,320	2,134,045	296,240	97,349	2,850,954
OPERATING EXPENSES*	265,521	1,799,319	316,723	41,909	2,423,472
*Excluding Depreciation					
OPERATING INCOME	57,799	334,726	(20,483)	55,440	427,482

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - DIVISION OF PORTS AND HARBORS-UNRESTRICTED
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	$48,839	$45,489	$3,350	7.4%	$399,261	$398,578	$683	0.2%
CONCESSION REVENUE	0	0	0	#DIV/0!	0	0	0	#DIV/0!
FEE REVENUE	176,834	117,598	59,235	1	1,473,736	1,889,405	(415,668)	(22.0%)
FUEL SALES	22,845	11,287	11,558	1	200,746	298,135	(97,389)	(32.7%)
INTEREST	0	0	0	0	0	0	0	-
MERCHANDISE	0	0	0	0	0	0	0	-
OTHER REVENUE	9,255	8,296	959	0	206,416	97,463	108,953	111.8%
TOTAL OPERATING REVENUES	**257,773**	**182,670**	**75,102**	**41.1%**	**2,280,159**	**2,683,581**	**(403,421)**	**(15.0%)**
EXPENSES								
WAGES AND FRINGE BENEFITS	115,292	162,238	46,946	28.9%	1,305,433	1,621,647	316,214	19.5%
BUILDING AND FACILITIES	21,908	23,216	1,308	5.6%	151,506	193,146	41,640	21.6%
GENERAL AND ADMINISTRATIVE	7,929	13,750	5,820	42.3%	111,597	140,204	28,606	20.4%
UTILITIES	9,713	10,152	439	4.3%	93,280	99,117	5,837	5.9%
PROFESSIONAL SERVICES	11,684	6,931	(4,753)	(68.6%)	146,825	189,310	42,485	22.4%
MARKETING AND PROMOTION	526	217	(309)	(142.4%)	2,362	2,170	(192)	(8.8%)
OTHER OPERATING EXPENSES	15,982	7,531	(8,451)	(112.2%)	136,953	213,370	76,417	35.8%
TOTAL OPERATING EXPENSES	**183,034**	**224,035**	**41,000**	**18.3%**	**1,947,956**	**2,458,964**	**511,007**	**20.8%**
OPERATING INCOME	**74,739**	**(41,365)**	**116,102**	**(280.7%)**	**332,203**	**224,617**	**107,586**	**47.9%**
NON-OPERATING (INCOME) EXPENSE	(3,399)	(3,118)	281	9.0%	(33,051)	(31,180)	1,872	6.0%
DEPRECIATION	149,918	153,249	3,331	2.2%	1,457,786	1,532,490	74,704	4.9%
NET OPERATING INCOME	**(71,780)**	**(191,496)**	**119,714**	**62.5%**	**(1,092,532)**	**(1,276,693)**	**184,162**	**14.4%**

BUSINESS UNIT ANALYSIS	RYE HARBOR	HAMPTON HARBOR	PORTS. FISH PIER	MARKET ST.	HARBOR MGMT	ADMIN	TOTAL
OPERATING REVENUES	264,779	146,996	59,073	1,196,726	593,179	19,406	2,280,159
OPERATING EXPENSES* *Excluding Depreciation	385,821	264,985	128,834	443,892	402,466	321,958	1,947,956
OPERATING INCOME	**(121,042)**	**(117,989)**	**(69,761)**	**752,834**	**190,713**	**(302,552)**	**332,203**

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - FOREIGN TRADE ZONE
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	$0	$0	$0	#DIV/0!	$21,000	$16,000	$5,000	31.3%
CONCESSION REVENUE	0	0	0	-	$0	$0	$0	-
FEE REVENUE	0	0	0	-	$0	$0	$0	-
FUEL SALES	0	0	0	-	$0	$0	$0	-
INTEREST	0	0	0	-	$0	$0	$0	-
MERCHANDISE	0	0	0	-	$0	$0	$0	-
OTHER REVENUE	0	0	0	-	$0	$0	$0	-
TOTAL OPERATING REVENUES	0	0	0	#DIV/0!	21,000	16,000	5,000	31.3%
EXPENSES								
WAGES AND FRINGE BENEFITS	-	-	-	-	-	-	-	-
BUILDING AND FACILITIES	-	-	-	-	-	-	-	-
GENERAL AND ADMINISTRATIVE	0	104	104	100.0%	2,841	1,040	(1,801)	(173.2%)
UTILITIES	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	-	-	-	-	-	-	-
MARKETING AND PROMOTION	0	875	875	100.0%	5,023	8,750	3,727	42.6%
OTHER OPERATING EXPENSES	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	0	979	979	100.0%	7,864	9,790	1,926	19.7%
OPERATING INCOME	0	(979)	979	100.0%	13,136	6,210	6,926	111.5%
NON-OPERATING (INCOME) EXPENSE	(4)	0	4	#DIV/0!	(18)	0	17	#DIV/0!
DEPRECIATION	-	-	-	-	-	-	-	-
								0
NET OPERATING INCOME	4	(979)	983	100.4%	13,154	6,210	6,943	111.8%

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - HARBOR DREDGING
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	-	-	-	-	0	0	0	-
CONCESSION REVENUE	0	0	0	-	0	0	0	-
FEE REVENUE	16,524	14,085	2,439	17.3%	88,707	88,232	475	0.5%
FUEL SALES	0	0	0	-	0	0	0	-
INTEREST	0	0	0	-	0	0	0	-
MERCHANDISE	0	0	0	-	0	0	0	-
OTHER REVENUE	1,715	583	1,132	194.2%	7,265	5,830	1,435	24.6%
TOTAL OPERATING REVENUES	18,239	14,668	3,571	24.3%	95,972	94,062	1,910	2.0%
EXPENSES								
WAGES AND FRINGE BENEFITS	-	-	-	-	-	-	-	-
BUILDING AND FACILITIES	-	2,233	2,233	100.0%	1,567	22,330	20,763	93.0%
GENERAL AND ADMINISTRATIVE	93,200	256	(92,944)	(36306.3%)	93,250	2,560	(90,690)	(3542.6%)
UTILITIES	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	-	-	-	-	-	-	-	-
MARKETING AND PROMOTION	-	-	-	-	-	-	-	-
OTHER OPERATING EXPENSES	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	93,200	2,489	(90,711)	(3644.6%)	94,817	24,890	(69,927)	(280.9%)
OPERATING INCOME	(74,961)	12,179	(87,140)	(715.5%)	1,155	69,172	(68,017)	(98.3%)
NON-OPERATING (INCOME) EXPENSE	(430)	(708)	(279)	(39.4%)	(4,695)	(7,080)	(2,386)	(33.7%)
DEPRECIATION	5,938	6,167	229	3.7%	60,323	61,670	1,347	2.2%
NET OPERATING INCOME	(80,469)	6,720	(87,190)	(1297.5%)	(54,473)	14,582	(69,056)	(473.6%)

PEASE DEVELOPMENT AUTHORITY
Statement of Revenues and Expenses - REVOLVING LOAN FUND
For the Ten Months Ending April 30, 2026

	Actual Apr FY 2026	Budget Apr FY 2026	Variance From Monthly Budget	% Variance	Actual YTD FY 2026	Budget YTD FY 2026	Variance From YTD Budget	% Variance
OPERATING REVENUES								
FACILITY RENTAL	0	0	0	-	0	0	0	-
CONCESSION REVENUE	0	0	0	-	0	0	0	-
FEE REVENUE	0	0	0	-	0	0	0	-
FUEL SALES	0	0	0	-	0	0	0	-
INTEREST	1,365	2,500	(1,135)	(45.4%)	20,465	25,000	(4,535)	(18.1%)
MERCHANDISE	0	0	0	-	0	0	0	-
OTHER REVENUE	0	42	(42)	(100.0%)	90	420	(330)	(78.6%)
TOTAL OPERATING REVENUES	1,365	2,542	(1,177)	(46.3%)	20,555	25,420	(4,865)	(19.1%)
EXPENSES								
WAGES AND FRINGE BENEFITS	-	-	-	-	-	-	-	-
BUILDING AND FACILITIES	-	-	-	-	-	-	-	-
GENERAL AND ADMINISTRATIVE	29	48	19	39.6%	426	480	54	11.3%
UTILITIES	-	-	-	-	-	-	-	-
PROFESSIONAL SERVICES	1,781	1,459	(322)	(22.1%)	20,299	14,590	(5,710)	(39.1%)
MARKETING AND PROMOTION	-	-	-	-	-	-	-	-
OTHER OPERATING EXPENSES	-	-	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,810	1,507	(303)	(20.1%)	20,725	15,070	(5,656)	(37.5%)
OPERATING INCOME	(445)	1,035	(1,480)	(143.0%)	(170)	10,350	(10,521)	(101.7%)
NON-OPERATING (INCOME) EXPENSE	(136)	0	136	#DIV/0!	(861)	0	861	#DIV/0!
DEPRECIATION	-	-	-	-	-	-	-	-
NET OPERATING INCOME	(309)	1,035	(1,344)	(129.9%)	691	10,350	(9,660)	(93.3%)

REVOLVING LOAN FUND ($ 000's)	BALANCE AT 4-30-2026	BALANCE AT 4-30-2025
CASH BALANCES		
GENERAL FUNDS	446	415
SEQUESTERED FUNDS	-	-
	446	415
LOANS OUTSTANDING (19)		
CURRENT	135	126
LONG TERM	790	824
	925	950
TOTAL CAPITAL BASE	1,371	1,365
CAPTIAL UTILIZATION RATE -% *	67.5%	69.6%

**EXCLUDES SEQUESTERED FUNDS*

SUMMARY OF INTERGOVERNMENTAL RECEIVABLES
AS OF APRIL 30, 2026

($000's)

BUSINESS UNIT	TOTAL PROJECT	GRANT AWARD	EXPENDED TO DATE	PDA /DPH SHARE	RECEIVED TO DATE	BAL. DUE PDA/DPH	AMOUNT SUBMITTED
PORTSMOUTH AIRPORT & TRADEPORT	16,902	16,319	16,596	(2,031)	9,838	5,493	4,280
SKYHAVEN AIRPORT	3,489	3,074	429	(30)	272	129	0
DIVISION OF PORTS AND HARBORS	22,215	22,215	20,682	0	20,221	0	0
	42,606	41,608	37,707	(2,061)	30,331	5,622	4,280

SUMMARY OF CONSTRUCTION WORK IN PROCESS
AS OF APRIL 30, 2026

($000's)

PROJECT NAME	BALANCE AT 06-30-25	CURRENT YEAR EXPENDITURES	TRANSFER TO PLANT IN SERVICE	NET CURRENT YEAR CHANGE	4/30/2026
PORTSMOUTH AIRPORT					-
ALPHA NORTH TAXIWAY RECONST-DESIGN (AIP 75)	345	-	-	-	345
ALPHA NORTH TAXIWAY RECONST(AIP 78 & 79)	5,833	238	-	238	6,071
ALPHA SOUTH TAXIWAY DESIGN (AIP 81)	154	327	-	327	481
NH AVE RIGHT HAND TURN LANE	160	479	-	479	639
SRE MTE & LIQUID DE-ICE TRUCK (AIP 77)	19	1,618	(1,637)	(19)	-
ARRIVALS HALL (NON-GRANT)	-	120	-	120	120
AIR TRAFFIC CONTROL TOWER (ATCT) DESIGN	447	1,749	-	1,749	2,196
LINE PAINT MACHINE	-	27	(27)	-	-
TERMINAL ACCESS CONTROL UPGRADE	84	82	(166)	(84)	-
PSM PAY FOR PARKING TECH UPGRADE	42	2	(44)	(42)	-
HAUL TRUCKS CONVERSION	16	-	-	-	16
AIRLINE AVE PARKING EXPANSION	80	58	-	58	138
EMERGENCY OPS CENTER EQUIPMENT	2	-	(2)	(2)	-
DUMP TRUCK BODIES	-	87	-	87	87
AIRFIELD ELECTRICAL DISTRIBUTION REPAIRS	-	179	-	179	179
PSM MOBILE RADIOS	-	5	-	5	5
PSM TERMINAL REFACE	30	61	-	61	91
	7,212	5,032	(1,876)	3,156	10,368
SKYHAVEN AIRPORT					
TERMINAL APRON RECONSTRUCT	19	30	-	30	49
WILDLIFE PERIMETER FENCE	88	171	-	171	259
ROOF REPLACEMENT	-	10	(10)	0	0
TERMINAL PARKING LOT DESIGN & CONST	83	37	-	37	120
	190	248	(10)	238	428
GOLF COURSE					
GROUNDSMASTER RIDING MOWER	-	47	(47)	-	-
300 GALLON CHEMICAL SPRAYER	-	77	(77)	-	-
DUMPSTER FENCE AND GATES	-	7	(7)	-	-
SIMULATOR UPGRADE	-	62	(62)	-	-
GOLF COURSE CLOCK	-	6	-	6	6
GEO THERMAL PUMPS	-	92	-	92	92
HOT WATER HEATER	-	10	(10)	-	-
IRRIGATION REPAIRS	17	22	-	22	39
	17	323	(203)	120	137
IT/ADMIN/TRADEPORT		-	-	-	-
FIREWALL REPLACMENT- PSM & ADMIN	-	10	(10)	-	-
ASPHALT REPLACEMENT-55 INT'L	-	296	(296)	-	-
	0	306	(306)	0	0
DIVISION OF PORTS AND HARBORS (DPH)					
FUNCTIONAL REPLACEMENT - BARGE DOCK	179	-	-	-	179
PFP BUILDING REPLACE (ARPA)	1,075	164	(1,239)	(1,075)	-
RYE HARBOR SEAWALL DESIGN	-	67	-	67	67
RYE RECREATIONAL FLOAT REPLACE	-	93	-	93	93
TRUCK SCALE-MARKET ST	52	52	(104)	(52)	-
	1,306	376	(1,343)	(967)	339
TOTAL	8,725	6,285	(3,738)	2,547	11,272

PEASE DEVELOPMENT AUTHORITY CASH FLOW PROJECTIONS FOR THE NINE MONTH PERIOD ENDING FEBRUARY 28, 2027

BOARD OF DIRECTORS MEETING
JUNE 16, 2026

PEASE
INTERNATIONAL
PEASE DEVELOPMENT AUTHORITY

CASH FLOW SUMMARY OVERVIEW
JUNE 1, 2026 TO FEBRUARY 28, 2027

(EXCLUDING DIVISION OF PORTS AND HARBORS) *($ 000's)*

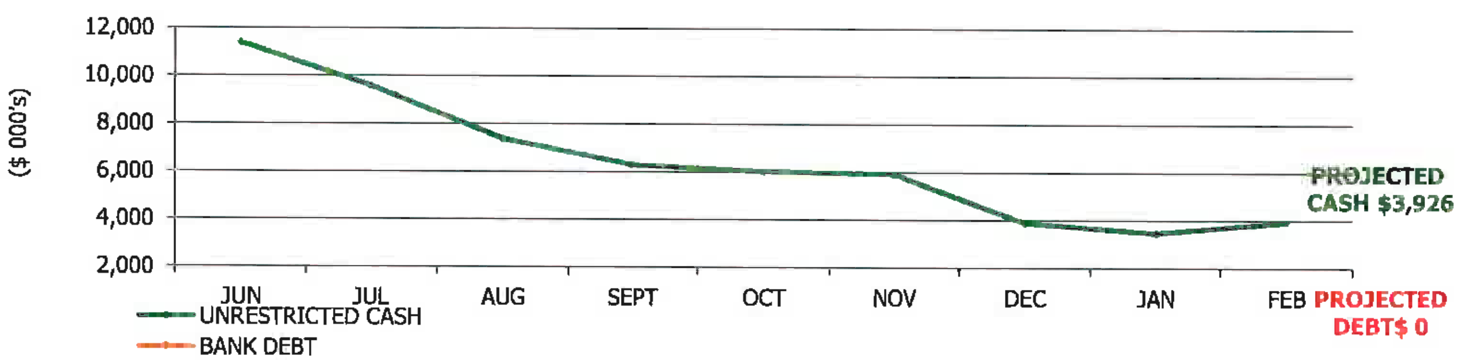
($000's)	AMOUNT
OPENING FUND BALANCE	**10,791**
SOURCES OF FUNDS	
GRANT AWARDS *(SEE PAGE 4)*	6,707
TRADEPORT TENANTS	9,125
MUNICIPAL SERVICE FEE (COP)	2,670
GOLF COURSE FEE AND CONCESSION REVENUES	3,109
REVOLVING LINE OF CREDIT (PROVIDENT BANK)	0
PSM AIRPORT- LEASES, FUEL FLOWAGE FEES AND PARKING	1,671
SKYHAVEN AIRPORT HANGAR AND FUEL REVENUES	204
	23,486
USES OF FUNDS	
OPERATING EXPENSES	11,927
CAPITAL EXPENDITURES- NON-GRANT *(SEE PAGE 5)*	12,321
CAPITAL EXPENDITURES- GRANT *(SEE PAGE 4)*	2,943
MUNICIPAL SERVICE FEE (COP)	3,160
	30,351
NET CASH FLOW	**(6,865)**
CLOSING FUND BALANCE	**3,926**

TOTAL FUND BALANCES	BALANCE AT 5/31/26	BALANCE AT 5/31/25
UNRESTRICTED	10,791	14,657
DESIGNATED	14	14
TOTAL	10,805	14,671

DISCUSSION

AT THIS TIME, THE PDA DOES NOT ANTICIPATE THE NEED TO UTILIZE ITS' CREDIT FACILITIES WITH THE PROVIDENT BANK TO FINANCE PROJECTED NON-GRANT RELATED CAPITAL EXPENDITURES AND OR WORKING CAPITAL REQUIREMENTS.

PROJECTED CASH AND DEBT BALANCES



THE PDA RENEWED ITS REVOLVING LINE OF CREDIT (RLOC) WITH PROVIDENT BANK. THE PRINCIPAL LOAN AMOUNT IS $7 MILLION WITH A TERMINATION DATE OF DECEMBER 31,2028. THE TERMS ARE 1 MONTH FHLB (CLASSIC) PLUS 250 BASIS POINTS.

REVOLVING LINE OF CREDIT	May-26	May-25
CURRENT INTEREST RATE	6.38%	7.01%

PEASE DEVELOPMENT AUTHORITY

STATEMENT OF CASH FLOW *(EXCLUDING DIVISION OF PORTS AND HARBORS)* *($000's)*

CASH FLOW - PDA	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
OPENING FUND BALANCE	10,791	11,379	9,585	7,361	6,284	6,021	5,926	3,883	3,462	10,791
SOURCES OF FUNDS										
GRANT AWARDS *(SEE PAGE #4)*	3,850	668	580	320	495	386	196	106	106	6,707
TRADEPORT TENANTS	1,001	1,180	1,012	964	971	1,021	970	970	1,036	9,125
MUNICIPAL SERVICE FEE	210	210	470	210	210	470	210	210	470	2,670
GOLF COURSE	641	562	587	516	354	207	74	96	72	3,109
PORTSMOUTH AIRPORT- (PSM)	3	3	4	4	4	4	4	4	4	34
PSM PAY FOR PARKING	39	60	37	29	36	50	56	74	82	463
PSM FLOWAGE FEES	159	191	113	119	120	194	93	95	90	1,174
SKYHAVEN AIRPORT	25	22	24	26	24	23	21	19	20	204
EXTERNAL FINANCING- NET	-	-	-	-	-	-	-	-	-	-
	5,928	2,896	2,827	2,188	2,214	2,355	1,624	1,574	1,880	23,486
USE OF FUNDS										
CAPITAL- GRANT RELATED *(SEE PAGE #4)*	170	818	485	570	420	220	120	120	20	2,943
CAPITAL- NONGRANT *(SEE PAGE 5)*	2,473	2,552	2,726	1,415	805	1,000	800	500	50	12,321
OPERATING EXPENSES	1,117	1,320	1,840	1,280	1,252	1,230	1,167	1,375	1,346	11,927
MUNICIPAL SERVICE FEE	1,580	-					1,580	-	-	3,160
	5,340	4,690	5,051	3,265	2,477	2,450	3,667	1,995	1,416	30,351
NET CASH FLOW	588	(1,794)	(2,224)	(1,077)	(263)	(95)	(2,043)	(421)	464	(6,865)
CLOSING FUND BALANCE	11,379	9,585	7,361	6,284	6,021	5,926	3,883	3,462	3,926	3,926

PEASE DEVELOPMENT AUTHORITY
GRANT REIMBURSEMENT CAPITAL EXPENDITURES *(EXCLUDING THE DIVISION OF PORTS AND HARBORS)* ($ 000's)

GRANT FUNDED PROJECTS	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
PORTSMOUTH AIRPORT										
NH HAVE RIGHT TURN LANE	-	8	-	-	-	-	-	-	-	**8**
ALPHA NORTH TAXIWAY CONSTRUCTION (AIP78&79)	-	650	125	10	-	-	-	-	-	**785**
TAXIWAY A SOUTH & HOLD BAY DESIGN	10	10	-	-	-	-	-	-	-	**20**
TAXIWAY A SOUTH & HOLD BAY CONSTRUCTION**	-	-	-	-	-	-	-	-	-	**-**
GRAFTON RD AND GOLF COURSE INTERIM**	-	-	5	5	10	10	10	10	10	**60**
INTERNATIONAL DRIVE & MANCHESTER**	-	-	5	5	10	10	10	10	10	**60**
	10	**668**	**135**	**20**	**20**	**20**	**20**	**20**	**20**	**933**
SKYHAVEN AIRPORT										
WILDLIFE FENCE CONSTRUCTION	150	150	150	150	-	-	-	-	-	**600**
TERMINAL PARKING LOT DESIGN	10	-		-	-	-	-	-	-	**10**
TERMINAL PARKING LOT CONSTRUCTION	-	-	-	-	-	-	-	-	-	**-**
TERMINAL APRON CONSTRUCTION	-	-	200	400	400	200	100	100	-	**1,400**
	160	**150**	**350**	**550**	**400**	**200**	**100**	**100**	**-**	**2,010**
TOTAL GRANT REIMBURSEMENT PROJECTS	**170**	**818**	**485**	**570**	**420**	**220**	**120**	**120**	**20**	**2,943**

PEASE DEVELOPMENT AUTHORITY
GRANT RECEIPT AWARDS *(EXCLUDING THE DIVISION OF PORTS AND HARBORS)* ($ 000's)

GRANT AWARDS	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
PORTSMOUTH AIRPORT										
NH HAVE RIGHT TURN LANE	-	-	-	5	-	-	-	-	-	**5**
ALPHA NORTH TAXIWAY CONSTRUCTION (AIP78&79)	3,800	-	425	-	-	10	-	-	-	**4,235**
TAXIWAY A SOUTH & HOLD BAY DESIGN	50	-	20	-	-	-	-	-	-	**70**
TAXIWAY A SOUTH & HOLD BAY CONSTRUCTION	-	-	-	-	-	-	-	-	-	**-**
GRAFTON RD AND GOLF COURSE INTERIM	-	-	-	-	-	8	8	8	8	**32**
INTERNATIONAL DRIVE & MANCHESTER	-	-	-	-	-	8	8	8	8	**32**
SRE- LIQUID DEICING & MTE (AIP 77)	-	525	-	-	-	-	-	-	-	**525**
	3,850	**525**	**445**	**5**	**-**	**26**	**16**	**16**	**16**	**4,899**
SKYHAVEN AIRPORT										
WILDLIFE FENCE CONSTRUCTION	-	135	135	135	135	-	-	-	-	**540**
TERMINAL PARKING LOT DESIGN	-	8	-	-	-	-	-	-	-	**8**
TERMINAL PARKING LOT CONSTRUCTION	-		-	-	-	-	-	-	-	**-**
TERMINAL APRON CONSTRUCTION	-	-	-	180	360	360	180	90	90	**1,260**
	-	**143**	**135**	**315**	**495**	**360**	**180**	**90**	**90**	**1,808**
TRADEPORT										
	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL GRANT RECEIPT AWARDS	**3,850**	**668**	**580**	**320**	**495**	**386**	**196**	**106**	**106**	**6,707**

PEASE DEVELOPMENT AUTHORITY
NON-GRANT CAPITAL EXPENDITURES *(EXCLUDING THE DIVISION OF PORTS AND HARBORS)*

($ 000's)

NON-GRANT CAPITAL PROJECTS	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
TECHNOLOGY AND OTHER										
BOARD ROOM UPGRADES	10	-	-	-	-	-	-	-	-	10
SERVER REPLACEMENT**	-	-	35	-	-	-	-	-	-	35
	10	**-**	**35**	**-**	**-**	**-**	**-**	**-**	**-**	**45**
GOLF COURSE										
COURSE EQUIPMENT	98	-	-	-	-	-	-	-	-	98
GOLF COURSE NETTING	60	-	-	-	-	-	-	-	-	60
CLUBHOUSE HVAC/GEOTHERMAL REPAIRS	40	-	-	-	-	-	-	-	-	40
VIDEO SURVEILLANCE SYSTEM	30	10	-	-	-	-	-	-	-	40
AUTOMATIC GRASS CUTTER**	15	-	-	-	-	-	-	-	-	15
IRRIGATION WATER SERVICE**	-	-	-	-	15	40	-	-	-	55
STORAGE SHED**	-	-	-	-	30	-	-	-	-	30
COURSE CLOCK	15	-	-	-	-	-	-	-	-	15
IRRIGATION REPAIRS	200	600	531	-	-	-	-	-	-	1,331
	458	**610**	**531**	**-**	**45**	**40**	**-**	**-**	**-**	**1,684**
PORTSMOUTH AIRPORT										
PARKING LOT A & B EXPANSION	300	500	500	500	100	-	-	-	-	1,900
PAY FOR PARKING INFRASTRUCTURE UPGRADES	-	-	-	-	-	-	-	-	-	-
AIR TRAFFIC CONTROL TOWER CONSTRUCTION	750	750	750	500	400	400	300	300	-	4,150
N FUEL FARM PAVEMENT**	-	-	100	150	-	-	-	-	-	250
MOBIL RADIO UPGRADES	-	-	25	-	-	-	-	-	-	25
ELECTRICAL VAULT IMPROVEMENTS**	-	-	50	-	-	-	-	-	-	50
TERMINAL PARKING LANDSIDE IMPROVEMENTS	58	-	-	-	-	-	-	-	-	58
AIRFIELD ELECTRICAL DISTRIBUTION REPAIRS	50	-	-	-	-	-	-	-	-	50
AIRPORT OPS CENTER IN TERMINAL**	10	50	50	50	-	500	500	200	50	1,410
PAVEMENT MAINTENANCE PROGRAM**	200	-	-	200	100	-	-	-	-	500
PSM ENTRANCE SIGN**	10	10	10	10	60	60	-	-	-	160
PSM TERMINAL REFACE**	50	-	-	-	-	-	-	-	-	50
	1,428	**1,310**	**1,485**	**1,410**	**660**	**960**	**800**	**500**	**50**	**8,603**
SKYHAVEN AIRPORT										
SRE DRIVEWAY PAVEMENT REPAIR**	-	15	-	-	-	-	-	-	-	15
FUEL SYSTEM CREDIT CARD **	-	-	-	5	-	-	-	-	-	5
TERMINAL APRON PAVEMENT-FUEL FARM PAD**	-	-	170	-	-	-	-	-	-	170
	-	**15**	**170**	**5**	**-**	**-**	**-**	**-**	**-**	**190**
SECURITY - PORTSMOUTH AIRPORT										
ACCESS CONTROL SYSTEM	40	-	-	-	-	-	-	-	-	40
ACCESS CONTROL 55 INTERNATIONAL**	-	15	-	-	-	-	-	-	-	15
ATCT ACCESS CONTROL UPGRADE**	-	15	-	-	-	-	-	-	-	15
	40	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**40**
SECURITY - SKYHAVEN AIRPORT										
GATE 3 NETWORKING**	-	7	-	-	-	-	-	-	-	7
	-	**7**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**7**
TRADEPORT										
STORMWATER UPGRADES	-	-	25	-	-	-	-	-	-	25
FLIGHTLINE ROAD CONSTRUCTION**	-	400	450	-	-	-	-	-	-	850
EXETER ST PAVEMENT REPAIRS**	-	-	30	-	-	-	-	-	-	30
	-	**400**	**505**	**-**	**-**	**-**	**-**	**-**	**-**	**905**
MAINTENANCE										
VEHICLE FLEET REPLACEMENT -MAINT**	138	-	-	-	-	-	-	-	-	138
BUILDING INFRASTRUCTURE **	-	50	-	-	-	-	-	-	-	50
SIGN PROGRAM APPLICATION TABLE	25	-	-	-	-	-	-	-	-	25
SKID STEER BLOWER ATTACHMENT**	-	-	-	-	-	-	-	-	-	-
COMPRESSOR**	-	-	-	-	-	-	-	-	-	-
HOLDER MOWER REPLACEMENT**	-	160	-	-	-	-	-	-	-	160
PAINT MACHINE**	-	-	-	-	-	-	-	-	-	-
MTE BROOM & HYDRAULIC OVERHAUL**	-	-	-	-	100	-	-	-	-	100
HAUL TRUCK CONVERSION	114	-	-	-	-	-	-	-	-	114
DUMP TRUCK AND TRAILER	260	-	-	-	-	-	-	-	-	260
	537	**210**	**-**	**-**	**100**	**-**	**-**	**-**	**-**	**847**
TOTAL NON-GRANT CAPITAL PROJECTS	**2,473**	**2,552**	**2,726**	**1,415**	**805**	**1,000**	**800**	**500**	**50**	**12,321**

NOTE: **PENDING BOARD APPROVAL

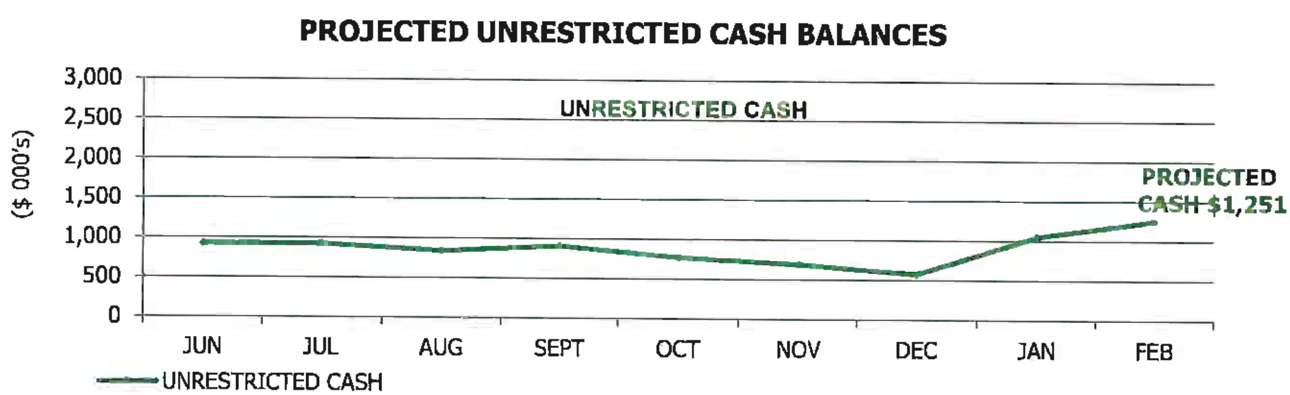
DIVISION OF PORTS AND HARBORS *(UNRESTRICTED FUNDS)*
CASH FLOW SUMMARY OVERVIEW
JUNE 1, 2026 TO FEBRUARY 28, 2027

($ 000's)

($000'S)	AMOUNT
OPENING FUND BALANCE	1,162
SOURCES OF FUNDS	
FACILITY RENTALS AND CONCESSIONS	438
FUEL SALES	334
GRAND AWARD *(SEE PAGE 8)*	5,213
REGISTRATIONS / WHARFAGE	1,092
MOORING FEES	250
DESIGNATED FUNDS	40
PARKING FEES	201
	7,568
USES OF FUNDS	
PERSONNEL SERVICES AND BENEFITS	1,277
FUEL PROCUREMENT	211
OPERATING EXPENSES	659
CAPITAL EXPENDITURES -GRANT *(SEE PAGE 8)*	5,252
CAPITAL EXPENDITURES -NON-GRANT *(SEE PAGE 8)*	80
	7,479
NET CASH FLOW	89
CLOSING FUND BALANCE	1,251

TOTAL FUND BALANCES	BALANCE AT 5/31/26	BALANCE AT 5/31/25
UNRESTRICTED FUNDS	1,162	1,580
DESIGNATED FUNDS	183	178
	1,345	1,758

CASH FLOW PROJECTION SENSITIVITIES INCLUDE: 1) ACCURACY OF CAPITAL EXPENDITURES FORECAST AND USE OF HARBOR DREDGING AND PIER MAINTENANCE FUND 2) SEASONAL REVENUE AND EXPENSE FLUCTUATIONS



DIVISION OF PORTS AND HARBORS *(UNRESTRICTED FUNDS)*
STATEMENT OF CASH FLOW

($000's)

CASH FLOW - DPH	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
OPENING FUND BALANCE	**1,162**	**924**	**925**	**840**	**907**	**768**	**689**	**572**	**1,050**	**1,162**
SOURCES OF FUNDS										
FACILITY RENTALS AND CONCESSIONS	49	64	39	55	57	38	45	50	41	**438**
FUEL SALES	47	74	60	57	43	19	18	9	7	**334**
MOORING FEES								100	150	**250**
PARKING FEES	36	61	59	33	12	-	-	-	-	**201**
GRANTS FUNDS RECEIVED & OTHER (*SEE PAGE #8*)	-	-	-	137	1,019	1,019	1,019	1,019	1,000	**5,213**
DESIGNATED FUNDS	-	-	-	-	-	40	-	-	-	**40**
REGISTRATIONS / WHARFAGE	65	16	30	251	5	9	8	490	218	**1,092**
	197	215	188	533	1,136	1,125	1,090	1,668	1,416	**7,568**
USE OF FUNDS										
PERSONNEL SERVICES AND BENEFITS	140	150	150	140	140	130	130	140	157	**1,277**
FUEL PROCUREMENT	34	15	53	38	32	14	14	7	4	**211**
UTILITIES	10	10	13	8	8	7	11	10	13	**90**
GENERAL AND ADMINISTRATIVE	14	16	15	14	14	12	12	12	12	**121**
BUILDINGS AND FACILITIES	229	15	15	42	14	14	13	13	21	**376**
PROFESSIONAL SERVICES	8	8	8	8	8	8	8	8	8	**72**
CAPITAL- GRANT RELATED *(SEE PAGE # 8)*	-	-	19	176	1,019	1,019	1,019	1,000	1,000	**5,252**
CAPITAL- NONGRANT *(SEE PAGE # 8)*	-	-	-	40	40	-	-	-	-	**80**
	435	214	273	466	1,275	1,204	1,207	1,190	1,215	**7,479**
NET CASH FLOW	(238)	1	(85)	67	(139)	(79)	(117)	478	201	**89**
CLOSING FUND BALANCE	**924**	**925**	**840**	**907**	**768**	**689**	**572**	**1,050**	**1,251**	**1,251**

CAPITAL PROJECTS PRESENTED TO THE HOUSE PUBLIC WORKS AND HIGHWAYS COMMITTEE ON MARCH 10, 2025:

- MARKET STREET TERMINAL-MAIN WHARF DREDGING $1,417,000
- RYE AND HAMPTON HARBORS RIPRAP REPAIR $ 765,000
- MARKET STREET MARINE TERMINAL WAREHOUSE REMOVAL AND OFFICE REPLACEMENT $1,973,300

Note: The above projects were submitted in April 2024 as part of the State Capital Improvement Plan and approved on June 5, 2025

DIVISION OF PORTS AND HARBORS
CAPITAL EXPENDITURES *(GRANT AND NON-GRANT)*

($ 000's)

GRANT FUNDED PROJECTS	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
MARKET STREET TERMINAL										
FUNCTIONAL REPLACEMENT-BARGE DOCK	-	-			1,000	1,000	1,000	1,000	1,000	**5,000**
PISCATAQUA RIVER SECURITY CAMERA SYSTEM UPGRADE**	-	-	-	157	-	-	-	-	-	**157**
	-	**-**	**-**	**157**	**1,000**	**1,000**	**1,000**	**1,000**	**1,000**	**5,157**
HARBORS										
RYE HARBOR SEAWALL DESIGN (FEMA/STATE)**	-	-	19	19	19	19	19	-	-	**95**
	-	**-**	**19**	**19**	**19**	**19**	**19**	**-**	**-**	**95**
PORTSMOUTH FISH PIER										
	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL GRANT FUNDED PROJECTS	**-**	**-**	**19**	**176**	**1,019**	**1,019**	**1,019**	**1,000**	**1,000**	**5,252**
INTERNALLY FUNDED	**JUN**	**JUL**	**AUG**	**SEPT**	**OCT**	**NOV**	**DEC**	**JAN**	**FEB**	**TOTAL**
MARKET STREET TERMINAL										
BARKER WHARF REPAIRS**	-	-	-	-	40	-	-	-	-	**40**
								-	-	**-**
	-	**-**	**-**	**-**	**40**	**-**	**-**	**-**	**-**	**40**
HARBORS										
	-	-	-	-	-	-	-	-	-	**-**
	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
PORTSMOUTH FISH PIER										
HOIST	-	-	-	40	-	-	-	-	-	**40**
	-	**-**	**-**	**40**	**-**	**-**	**-**	**-**	**-**	**40**
TOTAL INTERALLY FUNDED PROJECTS	**-**	**-**	**-**	**40**	**40**	**-**	**-**	**-**	**-**	**80**

DIVISION OF PORTS AND HARBORS
GRANT RECEIPT AWARDS

($ 000's)

GRANT AWARDS	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	TOTAL
MARKET STREET TERMINAL										
FUNCTIONAL REPLACEMENT-BARGE DOCK	-	-			1,000	1,000	1,000	1,000	1,000	**5,000**
SECURITY CAMERA SYSTEM UPGRADE	-	-	-	118	-	-	-	-	-	**118**
	-	**-**	**-**	**118**	**1,000**	**1,000**	**1,000**	**1,000**	**1,000**	**5,118**
HARBORS										
RYE HARBOR SEAWALL DESIGN (FEMA/STATE)**	-	-	-	19	19	19	19	19	-	**95**
	-	**-**	**-**	**19**	**19**	**19**	**19**	**19**	**-**	**95**
PORTSMOUTH FISH PIER										
	-	-	-	-	-	-	-	-	-	**-**
	-	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL GRANT RECEIPT AWARDS	**-**	**-**	**-**	**137**	**1,019**	**1,019**	**1,019**	**1,019**	**1,000**	**5,213**

DIVISION OF PORTS AND HARBORS *(RESTRICTED FUNDS)*
CASH FLOW SUMMARY OVERVIEW
JUNE 1, 2026 TO FEBRUARY 28, 2027

($ 000's)

HARBOR DREDGING FUND

($ 000's)	AMOUNT
OPENING FUND BALANCE	**357**
SOURCES OF FUNDS	
PIER USAGE FEES	81
REGISTRATIONS	9
GRANT FUNDING	-
	90
USES OF FUNDS	
BUILDINGS AND FACILITIES	32
GENERAL AND ADMINISTRATIVE	4
PROFESSIONAL SERVICES	-
ALL OTHER- (CBOC)	25
	61
NET CASH FLOW	29
CLOSING FUND BALANCE	**386**

REVOLVING LOAN FUND

($ 000's)	AMOUNT
OPENING FUND BALANCE	**456**
SOURCES OF FUNDS	
LOAN REPAYMENTS	93
INTEREST INCOME-LOANS	30
INTEREST INCOME-FUND BALANCE	-
	123
USES OF FUNDS	
NEW LOANS PROJECTED	100
GENERAL AND ADMINISTRATIVE	6
PROFESSIONAL SERVICES	15
	121
NET CASH FLOW	2
CLOSING FUND BALANCE	**458**

FOREIGN TRADE ZONE

($ 000's)	AMOUNT
OPENING FUND BALANCE	**33**
SOURCES OF FUNDS	
FACILITY RENTALS	19
ALL OTHER	-
	-
	19
USES OF FUNDS	
GENERAL AND ADMINISTRATIVE	3
PROFESSIONAL SERVICES	-
OTHER	7
	10
NET CASH FLOW	9
CLOSING FUND BALANCE	**42**

TOTAL FUND BALANCES	BALANCE AT 5/31/26	BALANCE AT 5/31/25
HARBOR DREDGING	357	322
REVOLVING LOAN FUND	456	409
FOREIGN TRADE ZONE	33	22
	846	**753**

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To:	Paul Brean, Executive Director
From:	Suzy Anzalone, Director of Finance
Date:	June 2, 2026
Subject:	Division of Ports and Harbors (DPH)- Capital Improvement Plan FY2026– FY2032

In advance of the June 16, 2026, Pease Development Board of Director's meeting, the following is an overview of the Division of Ports and Harbors (DPH) - Capital Improvement Plan (CIP) and budget process.

The CIP is comprised of a **six-year** budget forecast with individual line-item detail, split between "Grant or State Funded" and "Internally Funded" capital projects. The operations team conducted site reviews at DPH facilities to identify needed repairs, improvements or equipment replacements which were categorized into either operating or capital expenditures depending on the cost and nature of the project. The attached CIP includes those projects identified as capital expenditures.

The current CIP shows capital investments of $53.4M over the next six years consisting of $53M in Grant or State funded projects and $343k internally funded. We anticipate between 95% to 100% sponsor funding for grant-related and/or State funded projects.

Most of the capital expenditures in the current presentation (86%) are directly related to infrastructure and equipment needed at the Market Street Terminal in Portsmouth. The remainder is split between Rye and Hampton Harbors, Portsmouth Fish Pier and the "Barker Wharf Dock" at the Market Street Terminal. Significant projects include, but are not limited to the following:

- Functional Replacement of Barge Dock
- Main Wharf Dredging
- Market Street Warehouse Removal and Office Replacement
- RipRap Repair Design & Construction at Rye and Hampton Harbors
- Office Building and Restroom Improvements at Rye and Hampton Harbors
- Decking and Bracing Replacement at Barker Wharf

The DPH is implementing various fee increases to strengthen operations and build cash reserves for future capital investments. As the DPH works towards this goal, internally funded projects will be carefully reviewed to ensure adequate cash flow prior to initiation. The proposed projects in this Capital Improvement Plan reflect prudent current and future investment in DPH infrastructure and equipment replacements. As a reminder, this plan is purely a presentation of anticipated expenditures as each individual project will be presented to the Board for approval prior to initiation.

PEASE DEVELOPMENT AUTHORITY-DIVISION OF PORTS AND HARBORS

CAPITAL IMPROVEMENT PLAN
FY 2026 - FY 2032

BOARD OF DIRECTORS MEETING
JUNE 16, 2026

TABLE OF CONTENTS...

SUMMARY FINDINGS AND CASH FLOWS

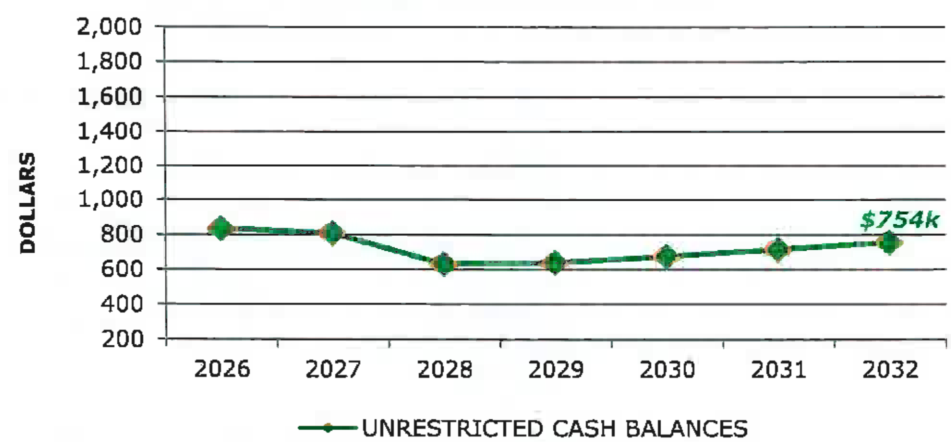
$ (000's)

- THE CURRENT CAPITAL IMPROVEMENT PLAN FOR THE DIVISION OF PORTS AND HARBORS (DPH) HAS IDENTIFIED PROJECT REQUESTS THAT TOTAL **$ 53,363**. THE MAJORITY OF FUNDING IS CENTERED ON INFRASTRUCTURE IMPROVEMENTS, AND TO A LESSER EXTENT EQUIPMENT PURCHASES MAINLY AT THE MARKET STREET TERMINAL.

	GRANT/STATE FUNDED	INTERNALLY FUNDED	TOTAL
INFRASTRUCTURE	$50,889	$55	$50,944
EXPANSION	0	0	0
EQUIPMENT	1,487	125	1,612
SAFETY	644	163	807
REGULATORY	-	0	0
	53,020	343	53,363

- PROJECT JUSTIFICATION WAS DIRECTED TOWARD REQUESTS THAT ARE IN SUPPORT OF SAFETY, EXPANSION, INFRASTRUCTURE IMPROVEMENTS AND EQUIPMENT.

PROJECTED UNRESTRICTED CASH BALANCES



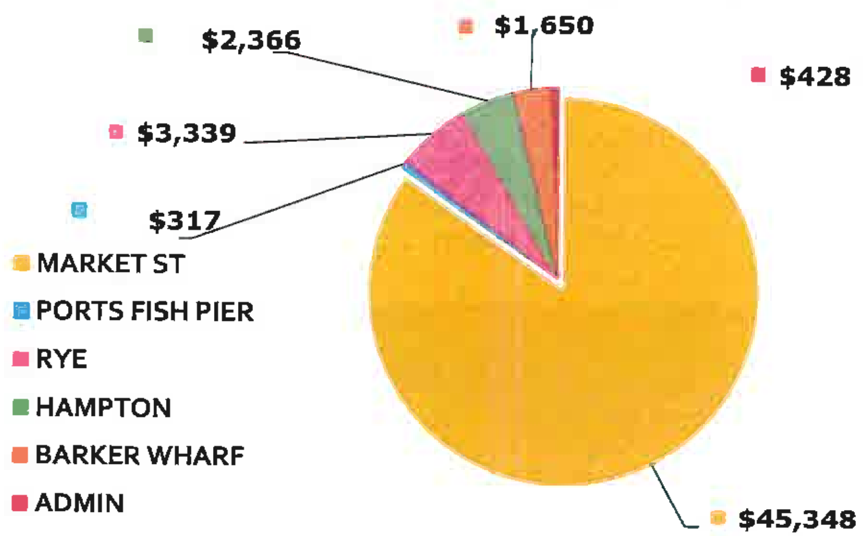
- **KEY SENSITIVITIES INCLUDE:**
  - ABILITY TO GENERATE POSITIVE ANNUAL CASH FLOW FOR INTERNALLY FUNDED PROJECTS
  - ABILITY TO MEET GRANT MATCH REQUIREMENTS
  - AVAILABILITY OF GRANT, FEMA AND STATE FUNDING OPPORTUNITIES
  - IMPACT OF INFLATION ON CONSTRUCTION COSTS
  - REVENUE ENHANCEMENT OPPORTUNITIES

PROJECTED CAPITAL EXPENDITURES...

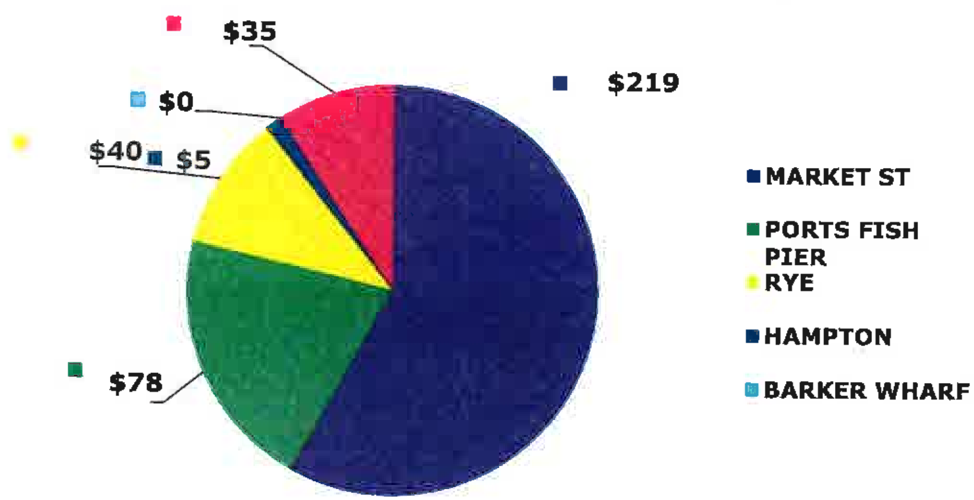
$ (000's)

FISCAL YEAR	MARKET ST	PORTSMOUTH FISH PIER	RYE HARBOR	HAMPTON HARBOR	BARKER WHARF	ADMIN/ OTHER	TOTAL
2026 TO GO	$40	$0	$93	$0	$0	$0	$133
2027	17,220	-	1,594	300	-	-	$19,114
2028	13,733	395	102	316	-	-	$14,546
2029	13,359	-	-	505	1,500	-	$15,364
2030	90	-	1,250	150	-	-	1,490
2031	-	-	341	1,250	-	-	1,591
2032	1,125	-	-	-	-	-	1,125
	45,567	395	3,380	2,521	1,500	0	53,363

GRANT/STATE FUNDED PROJECTS ($53,020)



INTERNALLY FUNDED PROJECTS ($343)



GRANT/STATE FUNDED CAPITAL PROJECT REQUESTS...

$ (000's)

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL	
MARKET STREET TERMINAL									
FUNCTIONAL REPLACEMENT - BARGE DOCK (NHDOT)	-	13,334	13,333	13,333	-	-	-	40,000	★
MAIN WHARF DREDGING (FY26-27 STATE CIP)	-	1,417	-	-	-	-	-	1,417	★
WAREHOUSE REMOVAL/OFFICE REPLACEMENT (FY26-27 STATE CIP)	-	1,973	-	-	-	-	-	1,973	★
CAMERAS/SECURITY FENCING-PSPG GRANT (75/25 split)	-	118	300	-	-	-	-	418	
LULL (CONGRESSIONAL SPENDING & HDPM FUND)		325						325	
HARBOR AND MOORING MGMT BOAT (FY32-33 STATE CIP) **							300	300	
TELEHANDLER (FY32-33 STATE CIP BUDGET) **							125	125	
RAIL ACCESS (FY32-33 STATE CIP BUDGET) **							700	700	
TRUCK (FY30-31 STATE CIP) **					90		-	90	
	-	-	-	-	-	-	-	-	
TOTAL	-	17,167	13,633	13,333	90	-	1,125	45,348	

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL
PORTSMOUTH FISH PIER								
SECURITY CAMERAS (FY28-29 STATE CIP) **			67					67
PARKING LOT PAVEMENT REPAIRS (FY28-29 STATE CIP) **	-	-	250	-	-	-	-	250
TOTAL	-	-	317	-	-	-	-	317

★ **HIGH PRIORITY**

*** Represents Capital Budget requests for the FY2028-2029 biennium presented to the Governor's Advisory Committee and are not an indication of guaranteed funding.*

GRANT/STATE FUNDED CAPITAL PROJECT REQUESTS

(CONTINUED)...

$ (000's)

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL	
RYE HARBOR									
RIPRAP REPAIR DESIGN & CONST. (FEMA/FY26-27 STATE CIP)		1,588	-					1,588	★
NEW FLOATS (COMM/REC)-HARBOR DREDGING FUND	93							93	
OFFICE BLDG/RESTROOM IMPROVEMENTS (FY30-31 STATE CIP) **					1,250			1,250	
BOAT LAUNCH/RECOVERY RAMP (FY30-31 STATE CIP) **						261		261	
PARKING GATE SYSTEM. (FY30-31 STATE CIP) **						80		80	
SECURITY CAMERAS (FY28-29 STATE CIP) **			67					67	
TOTAL	93	1,588	67	-	1,250	341	-	3,339	

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL	
HAMPTON HARBOR									
RIPRAP REPAIR (FY26-27 STATE CIP)		300	-					300	★
SECURITY CAMERAS (FY28-29 STATE CIP) **			66					66	
HAMPTON SEABROOK HARBOR DREDGING (FY28-29 STATE CIP) **				500				500	★
PARKING LOT PAVEMENT REPAIRS (FY28-29 STATE CIP) **		-	250					250	
OFFICE BLDG/RESTROOM IMPROVEMENTS (FY30-31 STATE CIP) **	-	-	-	-	-	1,250	-	1,250	
TOTAL	-	300	316	500	-	1,250	-	2,366	

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL
BARKER WHARF								
STUDY AND DESIGN FOR FACILITY IMPROVEMENTS (3RD PARTY)	-	-	-	-	150	-	-	150
DECKING AND BRACING REPLACEMENT (FY28-29 STATE CIP) **				1,500		-	-	1,500
	-	-	-	-	-	-	-	-
TOTAL	-	-	-	1,500	150	-	-	1,650
TOTAL GRANT/STATE FUNDED	93	19,055	14,333	15,333	1,490	1,591	1,125	53,020

★ HIGH PRIORITY

*** Represents Capital Budget requests for the FY2028-2029 biennium presented to the Governor's Advisory Committee and are not an indication of guaranteed funding.*

INTERNALLY FUNDED CAPITAL PROJECT REQUESTS...

$ (000's)

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL	
MARKET STREET TERMINAL									
ZERO TURN MOWER (ALL LOCATIONS)	-			10				10	
SIDE BY SIDE				15				15	
BARKER WHARF REPAIRS (USE DESIGNATED FUNDS OR HDPM)	40		-					40	★
CAMERAS/SECURITY FENCING-25% INTERNALLY FUNDED		39	100		-			139	★
PAVEMENT REPAIRS	-	15			-			15	
TOTAL	40	54	100	25	-	-	-	219	

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL	
PORTSMOUTH FISH PIER									
EMERGENCY GENERATOR CONNECTIONS (1 of 3)	-		6					6	
REPLACE 2 HOISTS (main pier)	-		65					65	★
FACILITY LIGHTING	-	-	7	-				7	★
TOTAL	-	-	78	-	-	-	-	78	

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL	
RYE HARBOR									
EMERGENCY GENERATOR CONNECTIONS- (2 of 3)	-	6	-	-	-	-	-	6	
REPLACE 1 HOIST	-	-	35	-				35	★
TOTAL	-	6	35	-	-	-	-	41	

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL
HAMPTON HARBOR								
EMERGENCY GENERATOR CONNECTIONS (3 of 3)	-		-	6				6
TOTAL	-	-	-	6	-	-	-	6

PROJECT DESCRIPTION	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL
OTHER/ADMIN								
	-	-	-	-	-	-	-	-
TOTAL	-	-	-	-	-	-	-	-
TOTAL INTERNALLY FUNDED	40	60	213	31	-	-	-	343

★ HIGH PRIORITY

PROJECTED CAPITAL EXPENDITURES

SIGNIFICANT UNFUNDED CAPITAL PROJECTS IDENTIFIED AS LONGER-TERM EXPENDITURES INCLUDE:

- ICE HOUSE – PORTSMOUTH FISH PIER $95K
- GENERATOR – MARKET STREET TERMINAL $90K
- WASTE OIL SHED – MARKET ST TERMINAL $15K
- REFUELING STATION RE-DESIGN - HAMPTON HARBOR $185k
- IMPROVEMENT CONCEPT – BARKER WHARF $250k

UNFUNDED PROJECTS IDENTIFIED IN RYE HARBOR STUDY:

- BOAT RAMP REPLACEMENT $2.2M
- RECREATIONAL PIER IMPROVEMENTS $1M
- COMMERCIAL PIER IMPROVEMENTS $750K
- REMOVE AND REPLACE UNDERGROUND FUEL TANKS $616K
- PARKING LOT IMPROVMENTS $-unknown
- SEPTIC SYSTEM IMPROVEMENTS $-unknown

Note: Any additional environmental permitting required for each project is unknown

HISTORICAL CAPITAL INVESTMENTS – GRANT AND INTERNALLY FUNDED

$ (000's)

PEASE DEVELOPMENT AUTHORITY-DIVISION OF PORTS AND HARBORS
CAPITAL INVESTMENTS - FY2019 THROUGH FY2025 $ (000's)

	Grant Funded	Internally Funded	% Internally Funded	Total
Rye Harbor	304	40	11.6%	344
Hampton Harbor	575	11	1.9%	586
Portsmouth Fish Pier	5,485	58	1.0%	5,543
Market Street	18,449	89	0.5%	18,538
Harbor Mgmt	0	7	100.0%	7
Harbor Dredging	382	53	12.2%	435
Total FY19-FY25	**25,195**	**258**	**1.0%**	**25,453**

The Division or Ports and Harbors has utilized not only Grant and State funding opportunities for capital expenditures, but also internal funding generated through operations to support these investments.

PROJECTED FY2026 – FY2032 NET CASH FLOW

$ (000's)

	FY 2026 TO GO	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	TOTAL
CASH FROM OPERATIONS	($200)	$35	$36	$37	$38	$39	$41	**$26**
FINANCING ACTIVITIES								
FUNDING SOURCES:								
GRANT FUNDING-ALL SOURCES	93	19,054	14,333	15,334	1,490	1,591	1,125	**53,020**
FUNDING REQUIREMENTS:								
GRANT FUNDED CAPITAL PROJECTS	(93)	(19,054)	(14,333)	(15,334)	(1,490)	(1,591)	(1,125)	**(53,020)**
INTERNALLY FUNDED CAPITAL PROJECTS	(40)	(60)	(213)	(30)	-	-	-	**(343)**
NET FINANCING ACTIVITIES	(40)	(60)	(213)	(30)	-	-	-	(343)
NET CASH FLOW	(240)	(25)	(177)	7	38	39	41	**(317)**
CASH- BEGINNING OF PERIOD	1,071	831	806	629	636	674	713	**1,071**
CASH- END OF PERIOD	**831**	**806**	**629**	**636**	**674**	**713**	**754**	**754**

PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive, Portsmouth NH 03801

MEMORANDUM

TO: Pease Development Authority Board of Directors

FROM: Paul E. Brean, A.A.E., Executive Director PEB

DATE: June 5, 2026

SUBJECT: Licenses / ROEs / Easements / Rights of Way
****

In accordance with the "Delegation to Executive Director: Consent, Approval and Execution of License Agreements," PDA entered into the following Right-of-Entry:

1. Name: Lonza Biologics, Inc.
   License: Right of Entry
   Location: 55 International Drive
   Purpose: Geotechnical review and survey / site inspection purposes
   Term: May 18, 2026, through July 31, 2026

Director Fournier was consulted and granted his consent regarding these Right of Entries.

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PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive, Portsmouth NH 03801

MEMORANDUM

TO: Pease Development Authority Board of Directors

FROM: Paul E. Brean, A.A.E., Executive Director

DATE: June 5, 2026

SUBJECT: Lease Report
****

In accordance with the "Delegation to Executive Director: Consent, Approval of Sub-Sublease Agreements" PDA approved the following subleases:

1. Tenant: Terra Nova Land Development LLC
   Space: 100 International Drive (Suite #300)
   Use: Office and related uses
   Term: Seven (7) years, with up to two (2) five-year options

2. Tenant: Bentley USA Inc.
   Space: 222 International Drive (Suite #160)
   Use: General office which conforms to the business office uses authorized by the Pease Development Authority under the Lease
   Term: Thirty (30) months commencing April 1, 2026, and ending September 30, 2028, with two (2) two-year options

3. Tenant: WPF HOLDCO, LLC
   Space: 125 Aviation Drive (Unit #2)
   Use: Office, storage and distribution of wholesale food and other goods, and ancillary uses
   Term: Seven (7) years commencing May 1, 2026, with two (2) five-year options

4. Tenant: Waypoint Holdings, Inc. (d/b/a Renew Medic By Net)
   Space: 125 Aviation Drive (Unit #4)
   Use: Light manufacturing, general office purposes and ancillary uses
   Term: Five (5) years, with two (2) five-year options

5.	Tenant:	Needham Cooperative Bank
	Space:	325 Corporate Drive (Entire Third Floor)
	Use:	Administrative, Executive and General Purposes
	Term:	Expiring on December 31, 2034
6.	Tenant:	Collins Engineering, Inc.
	Space:	75 New Hampshire Avenue (Suite 150)
	Use:	Office and Related Uses
	Term:	Seven (7) years and three (3) months, with one (1) five-year option
7.	Tenant:	Enterprise Rent-A-Car of Boston, LLC
	Space:	Portsmouth International Airport at Pease Terminal
	Use:	Car Rental Concession
	Term:	Exercise the final one-year option to June 30, 2027

The Delegation to Executive Director: Consent, Approval of Sub-sublease Agreements also requires the consent of one member of the PDA Board of Directors. In this instance, Director Fournier was consulted and granted his consent.

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PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

MEMORANDUM

TO: Pease Development Authority Board of Directors

FROM: Paul E. Brean, A.A.E., Executive Director PEB

DATE: June 5, 2026

SUBJECT: Contract Reports
****

In accordance with Article 3.9.1.1 of the PDA Bylaws, PDA is pleased to report the following:

1. Project Name: Pease Golf Course - R.B. Allen
   Board Authority: Director Ferrini
   Cost: $1,827.00
   Summary: R.B. Allen Co., Inc. – PDA's On-Call Fire Alarm and Sprinkler System - Replacement of Sprinkler Head in Kitchen Walk-In

2. Project Name: Skyhaven Airport – Lakes Region Environmental
   Board Authority: Director Ferrini
   Cost: $5,815.12
   Summary: Lakes Region will perform the annual Fuel System Inspection which includes the Triennial Testing of each tank and spill bucket for tightness.

3. Project Name: Sunbelt Rentals
   Board Authority: Director Ferrini
   Cost: $819.00
   Summary: Rental of a 36" Double Drum Ride-On Roller for pavement removal/repair of 100' of roadway connecting Grafton Drive to PCA driveway.

4. Project Name: Sunbelt Rentals
   Board Authority: Director Ferrini
   Cost: Not to exceed - $14,00.00
   Summary: Rental of a 54" Smooth Drum Ride-On Roller, Hydraulic Excavator and Hammer to be used for FY26/27 Concrete Replacement Project at PSM (139 Project).

5. Project Name: American Association of Airport Executives
Board Authority: Director Ferrini
Cost: $8,800.00
Summary: 2026 / 2027 Maintenance Service Plan for the Interactive Employee Training – Learning Suite (IET-LS)

6. Project Name: Sporty's Pilot Shop
Board Authority: Director Ferrini
Cost: $5,599.30
Summary: 14 ICOM A16 Radios

7. Project Name: BDMP Assurance, LLP (fka Berry Dunn McNeil and Parker, LLC)
Board Authority: Pursuant to vote by the Board on April 20, 2023
Summary: Exercise First of Three (3) One-Year Options for Berry Dunn to provide PDA's annual external audit

8. Project Name: Sunbelt Rentals
Board Authority: Director Ferrini
Cost: $233.90
Summary: Rental of a Concrete Power Trowel to be utilized regarding Airport 139 Apron work.

9. Project Name: Republic Services, PDA's On-Call Emergency Spill Response and Waste Disposal Contractor
Board Authority: Director Ferrini
Cost: $24,364.18
Summary: Clean the catch basins and downstream defender cleaning and disposal of solids at the PDA/DPH facility located at 555 Market Street.

10. Project Name: Sunbelt Rentals
Board Authority: Director Ferrini
Cost: $1,705.42
Summary: Rental of two Lighting Towers be utilized for a week in both the months of June and July to support runway / taxiway paining and crack sealing activities and seasonal airfield paining operations.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

Memorandum

To: Paul E. Brean, A.A.E., Executive Director

From: Melanie Walsh, Marketing Coordinator

Date: June 4, 2026

Re: Pease Development Authority Marketing Funds FY26

In accordance with the Board of Director's November 18, 2025, approval authorizing the use of FY26 budgeted marketing funds totaling $237,500, which required an expenditure report at the subsequent Board meeting, the Pease Development Authority ("PDA") provides the following updated report of funds (April/May). As of June 1, 2026, actual FY26 marketing expenditures total $154,365.91.

1. Organization: Breeze Airways
   Cost: $2,566.67
   Term: March, 2026
   Purpose: Advertisement on news station WMUR in the seacoast area, to promote nonstop routes on Breeze Airways from Portsmouth, NH to Raleigh/Durham, NC.

2. Organization: Breeze Airways
   Cost: $13,297.24
   Term: February/March, 2026
   Purpose: Advertisement on news station WMUR, IHeart Media and social media, to promote nonstop routes on Breeze Airways from Portsmouth, NH to Orlando, FL

3. Organization: Breeze Airways
   Cost: $20,652.25
   Term: February, 2026
   Purpose: Advertisement on news station WMUR, NBC Sports, IHeart Media and social media to promote nonstop routes on Breeze Airways from Portsmouth, NH to Raleigh/Durham, NC.

Phone: 603.433.6088 Fax: 603.427.0433 www.peasedev.org

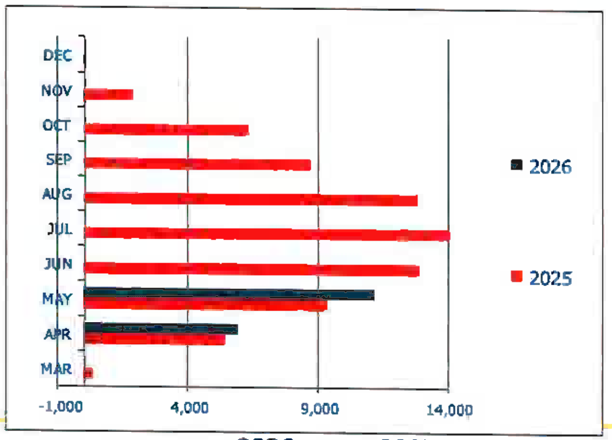
4. Organization: Breeze Airways
   Cost: $13,938.75
   Term: March/April, 2026
   Purpose: Advertisement on news station WMUR and social media, to promote nonstop routes on Breeze Airways from Portsmouth, NH to all destinations.

5. Organization: Airport One (Route Builder)
   Cost: $9,000.00
   Term: May – November, 2026
   Purpose: Marketing program which creates destination focused digital and social media advertising under a cooperative marketing agreement with Orlando Sanford International Airport ("SFB").

6. Organization: Airport One (Fly My Airport)
   Cost: $21,750.00
   Term: May 1, 2026 – May 1, 2027
   Purpose: Subscription-based software which will provide a user-friendly platform for travelers to search and compare flight options directly on the PSM website, eliminating the need to search competing airports or third-party travel sites. In addition, the software delivers comprehensive data and analytics to support airline route development and recruitment, marketing analysis, seasonal scheduling strategies, and other airport planning and business development initiatives.

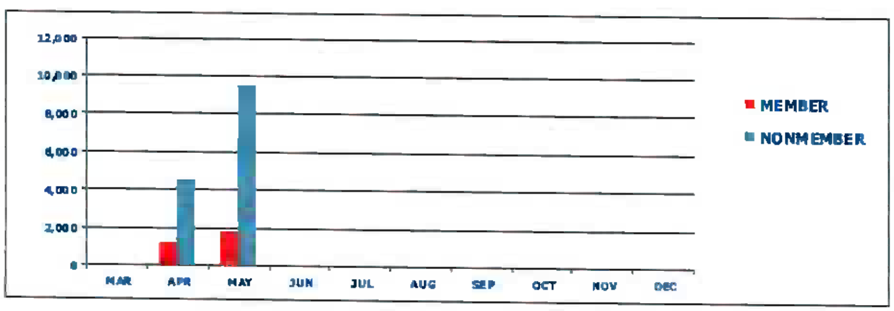
KEY GOLF COURSE BENCHMARKING DATA – MAY 2026

ROUNDS OF GOLF PLAYED (SEASON)



	2026 SEASON	2025 SEASON	2024 SEASON
ROUNDS PLAYED	17,028	72,012	74,251
RAIN DAYS	20	55	55

2026 MEMBER / NONMEMBER ROUNDS (SEASON)



GOLF SIMULATOR REVENUES	FY 2026	FY 2025
JULY	$365	$120
AUGUST	$420	$165
SEPTEMBER	$1,062	$390
OCTOBER	$2,474	$3,212
NOVEMBER	$12,151	$12,631
DECEMBER	$17,542	$18,395
JANUARY	$22,419	$24,692
FEBRUARY	$17,085	$22,331
MARCH	$22,077	$21,888
APRIL	$2,009	$6,299
MAY	$680	$895
JUNE		$480
	$98,284	$111,497

GRILL 28 GROSS SALES	FY 2026	CONCESSION FEES EARNED (17%)	FY 2025	CONCESSION FEES EARNED (17%)
JULY	307,912	52,345	282,315	47,994
AUGUST	324,897	55,232	299,823	50,970
SEPTEMBER	254,383	43,245	249,293	42,380
OCTOBER	198,797	33,796	197,547	33,583
NOVEMBER	107,746	18,317	128,372	21,823
DECEMBER	135,823	23,090	150,458	25,578
JANUARY	89,723	15,253	108,049	18,368
FEBRUARY	90,712	15,421	87,732	14,914
MARCH	114,108	19,398	118,939	20,220
APRIL	157,014	26,692	157,787	26,824
MAY	255,203	43,385	235,577	40,048
JUNE		0	312,323	53,095
	$2,036,318	$346,174	$2,328,215	$395,797

2026 ROUNDS- SEASON	
MEMBER	3,017
NONMEMBER	13,995
TOTAL	**17,012**

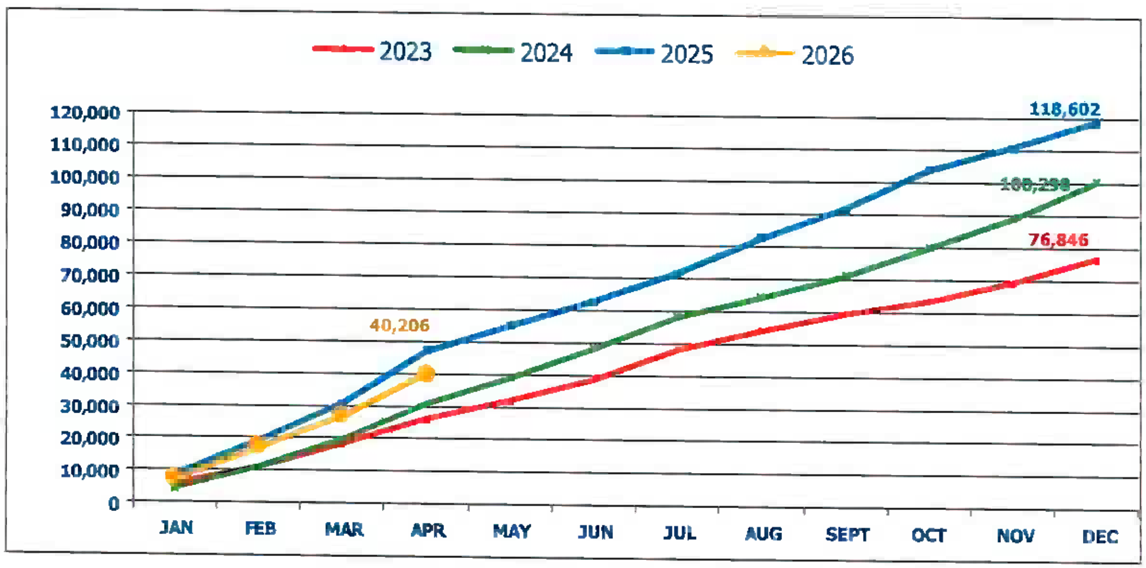
2025 ROUNDS- SEASON	
MEMBER	11,556
NONMEMBER	60,456
TOTAL	72,012

CLUB/ COURSE FUNCTIONS	FY 2026 YTD	FY 2025 YTD
GROUPS 20-59	50,037	40.815
TOURNAMENT PLAY	222029	177,921
LEAGUES	76,389	44,475
FOOD AND ROOM FEES THRU	334,527	121,613

AIRPORT REPORT
PERIOD ENDING APRIL 2026

APR ENPLANEMENTS	2026
Scheduled Enplanements	10,784
Chartered Enplanements	1,916
Total Enplanements	**12,700**
2026 Enplanements YTD	**40,206**

REVENUE PARKING-APR	$158,173
APR FUEL FLOWAGE FEES	$191,753
Total Gallons	1,743,211
CRAF and DOD	74%
Commercial	16%
General Aviation	10%



- **Airfield Construction**
  - **Thermo Fisher Hangar Development**
  - **Revenue Parking lot expansion**
  - **Air Traffic Control Update – Planned Closure**
- **AIP Grant Funded Projects**
  - **Skyhaven Airport**
    - **Wildlife Fence Installation**
    - **Terminal Apron Reconstruction**
- **Increased Activity:**
  - **Military Transient**
  - **Cargo**
- **Enterprise Concession Fees:**
  JAN, FEB, MAR: $11,392

PSM DAW
PEASE
AIRPORT
MANAGEMENT

36 Airline Ave., Portsmouth, NH 03801
603.433.6536

Memorandum

To: John Meehan, Airport Manager

From: Josh Wright, Airport Operations Specialist JW

Date: May 1, 2026

Re: Noise Report for April, 2026

The Portsmouth International Airport at Pease did not receive any noise inquiries in April, 2026.

PSM DAW
PEASE
AIRPORT
MANAGEMENT

36 Airline Ave., Portsmouth, NH 03801
603.433.6536

Memorandum

To: John Meehan, Airport Manager

From: Josh Wright, Airport Operations Specialist

Date: June 1, 2026

Re: Noise Report for May, 2026

The Portsmouth International Airport at Pease received four (4) noise inquiries in May, 2026.

- May 4, 2026: A resident of Dover, NH submitted an inquiry requesting the airfield noise to stop. The resident was notified that a military Boeing E-3G Sentry had departed from runway 34 at 8:55 p.m., where at roughly 3500 feet above Dover, the aircraft continued to climb and turn North-East.

- May 4, 2026: A resident of Dover, NH submitted an inquiry stating the noise is giving them PTSD. The resident did not leave any contact information. This call was at the same time as the previous inquiry, with the same Boeing E-3G Sentry that departed from runway 34.

- May 16, 2026: A resident of Portsmouth, NH submitted an inquiry regarding a helicopter flying over his house. The resident stated there is supposed to be a restriction for helicopters over their neighborhood. After researching and speaking with the air traffic control tower, there is no restriction in place for that area. The resident was called back and notified of the voluntary noise mitigation procedures.

- May 21, 2026: A resident of Portsmouth, NH submitted an inquiry regarding a helicopter flying over his house. The resident was called back and notified that the helicopter had departed from Portsmouth Regional Hospital, not from the airport.

All noise inquiries submitted to the noise line are received and responded to unless otherwise specified.

PEASE
INTERNATIONAL
PORTS AND HARBORS
555 Market Street, Suite 1 Portsmouth, NH 03801

To: Pease Development Authority ("PDA") Board of Directors

From: Richard Hartley, Director, Ports and Harbors RGH

Date: June 5, 2026

Subject: Division of Ports and Harbors Report for June 2026 Board Meeting

Note: In accordance with RSA 9:3-a, the Governor has scheduled public hearings on agency Capital Budget requests for the FY 2028–2029 biennium. The PDA Division of Ports and Harbors ("DPH") hearing will take place on June 16, beginning at 9:00 a.m. The Governor has requested that I attend to present the FY 2028–2029 PDA-DPH Capital Budget request and answer any questions from the Governor's Advisory Committee.

Market Street Terminal Vessel Report

- Following the April board meeting, the following vessel arrivals occurred at Market Street Terminal (MST):
    - In late April, MV *Bulk Colombia* delivered approximately 39,000 metric tons of road salt.
    - In May, MV *Svend* unloaded 586 tons of specialized cargo for the tunnel boring project in Manchester, NH.
- In June, DPH expects the first arrival of American Cruise Lines (ACL) for the 2026 season.
- In July, DPH anticipates three vessel arrivals at MST: two nominations for bulk road salt deliveries and one ACL vessel. ACL is committed to seven arrivals in FY 2026.

Harbormaster Report on Moorings, Boating Safety, and Enforcement

- Continued coordination with the security camera vendor regarding camera upgrades and placement, funded through the 2025 PIDP Homeland Security Grant.
- The May 30 coastal storm resulted in the temporary closure of both harbors. Only minor damage to facilities was reported. DPH is investigating the cause of a vessel in Seabrook breaking free from its mooring.
- Legal review of the online mooring software proposal and contract negotiations this summer. Board approval is anticipated to be requested in August.
- Review of the 2026–2027 Pda 500 Rules changes is in progress.

Portsmouth Fish Pier Report

- The request for bids for an outside hoist continues to move forward.
- Hardware upgrades to the Portsmouth Fish Pier fuel system were completed to address ongoing systemic issues and appear to have resolved the problem. Operations staff will continue to monitor performance.
- The ribbon-cutting ceremony has been postponed to accommodate the Governor's schedule. A new date for the ceremony is still to be determined.

Hampton Harbor

- Yellowbird began operating fishing trips in mid-April. Gaurons began operations in mid-May.
- As of the end of May, 1,178 vehicles were parked and 90 vessels were launched.
- Construction on the Hampton-Seabrook Bridge negatively affected May recreational season launch pass sales; however, activity is beginning to increase this month.
- Right-of-entry holder Linda's Lobsters has increased its shack business through increased advertising efforts.

Rye Harbor

- May activity included several small fishing charters operations and whale-watching operations began.
- As of the end of May, 184 vehicles were parked and 36 vessels were launched. DPH expects these revenue sources to increase significantly as the season progresses.

Division of Ports and Harbors Advisory Council
555 Market St.
Portsmouth, NH 03801
Tel 603-436-8500
Fax 603-436-2780

PORT ADVISORY COUNCIL MEETING MINUTES
WEDNESDAY MARCH 11, 2026, 4:00 PM

PRESENT: Chris Snow, Chair
Mike Donahue, Vice-Chair
Erik Anderson
Josh Ford
Bill McQuillen
Chip Taccetta
Chris Ward
Richard Hartley, Port Director
Adam Winkler, Acting Chief Harbormaster

1. CALL TO ORDER

Chair Snow called the meeting to order at 4:00PM.

2. ACCEPTANCE OF MEETING MINUTES January 14, 2026, and February 11, 2026

A Council Member (tape inaudible) moved to approve the minutes of the January 14, 2026, Port Advisory Council meeting, as corrected. Anderson seconded the motion. The motion carried unanimously.

Anderson moved to approve the minutes of the February 11, 2026, Port Advisory Council meeting, as corrected. Taccetta seconded the motion. The motion carried unanimously.

3. FINANCE REPORT

The finance report for period ending January 31, 2026, was included in the packet. Hartley summarized the PDA Finance notes. Staff is continuing to manage budgets, revenue streams, and expenses. A brief discussion was held regarding several road salt shipments that were diverted to mid-Atlantic states due to unanticipated demand, which impacted deliveries to this terminal. There is a minimum payment guarantee that the salt tenants need to meet, that number should be available around May or June. Short discussions on concession revenues, the proposed mooring fee increases, the fee increases that took place last season, fuel sales revenue, and questions on the details of each business unit.

4. PISCATAQUA RIVER VESSEL TRANSIT REPORT

Taccetta reported on the February 2026 report. There was no gypsum ship in February, about 40,000 to 50,000 tons comes in monthly. Among other vessels, there was general cargo, LPG, cement, and five salt ships that came in.

5. DIRECTOR'S REPORT

There was no PDA Board meeting in February. Hartley summarized the items in the March 17 Facilities Report to the PDA Board. Discussion included the PIDP Grant award, the upcoming tall ship events, hoists, the Functional Replacement Project, and the mooring permit late filing deadline of March 16, 2026, at 4:00 PM. Anderson asked about the availability of an after-hours Port staff emergency contact list,

6. NEW BUSINESS

Chair Snow appointed Taccetta to the Dredging Committee, and himself as the PDA Liaison. Reports will begin at the April meeting.

7. COMMITTEE REPORTS

A. Business Development / FTZ-No report
B. Dredging-Taccetta report that there is a 33' spot charted on the range between two buoy and 2KR. Taccetta asked if there are soundings available for the fish pier, specifically for low tide. Hartley will follow up.
C. Fisheries-Anderson reported that scallop season opens for about 11 days April 1.
D. Government – No report.
E. Moorings –No report.
F. Marine Facilities – Ward spoke on expenses and the need to look at other revenue sources at all the locations.

9. OLD BUSINESS

The Council discussed the Rye Harbor Study and steps forward. Hartley mentioned that Tighe & Bond will be presenting to the PDA Board on March 17. Snow asked Council members to come up with specific recommendations to provide to the Director at the next meeting.

8. PUBLIC COMMENT

Bradley Cook spoke on dredging and how the Army Corp looks at commercial use when considering dredging projects. Commercial use includes not only commercial fishing, but also the numerous passenger vessel businesses, six pack vessels, and party boats. Point being the harbors need these businesses.

10. PRESS QUESTIONS

None.

11. ADJOURNMENT

The meeting adjourned at 5:40 PM. The next meeting is scheduled for April 22, 2026, at 4:00 PM.

Division of Ports and Harbors Advisory Council
555 Market St.
Portsmouth, NH 03801
Tel 603-436-8500
Fax 603-436-2780

PORT ADVISORY COUNCIL MEETING MINUTES
WEDNESDAY APRIL 22, 2026, 4:00 PM

PRESENT: Chris Snow, Chair
Mike Donahue, Vice-Chair
Erik Anderson
Adam Boltik
Josh Ford
Bill McQuillen
Chip Taccetta
Chris Ward
Richard Hartley, Port Director
Suzy Anzalone, Finance Director (left at 4:06)
Tom Maciel, Facility Operations Manager

1. CALL TO ORDER

Chair Snow called the meeting to order at 4:00 PM. Snow introduced Adam Boltik, who is the new appointee of the Department of Business and Economic Affairs.

2. ACCEPTANCE OF MEETING MINUTES March 11, 2026

Anderson moved to approve the minutes of the March 11, 2026, Port Advisory Council meeting. Tacetta seconded the motion. The motion carried unanimously.

3. FINANCE REPORT

The finance report for period ending February 28, 2026, was included in the packet. Anzalone commented on the wharfage and dockage revenue, and the fuel sales, which were both lower than budgeted.

4. PISCATAQUA RIVER VESSEL TRANSIT REPORT

Taccetta reported on the March 2026 report. Sprague Energy had the most traffic up on River Rd., asphalt & cement have picked up. Gypsum continues to be a steady cargo.

5. DIRECTOR'S REPORT

Hartley reported on the items from the March 17 PDA Board meeting and updated the Council on activity at Port facilities. There was discussion on the role of the Port Advisory Council regarding mooring transfers. Discussion on the difference between board reports and board approvals. McQuillen suggested this may be a suitable time for the Council to review their statutory authority. Discussion on the requirements for removing mooring hardware if the mooring permit is not renewed. Discussion on the capacity of the pier once the Functional Replacement Project is completed.

6. NEW BUSINESS

Discussion on hoist replacement at the Portsmouth Fish Pier. Discussion on administrative rules as they relate to revenue.

7. COMMITTEE REPORTS

A. Business Development / FTZ - Discussion on the status of the FTZ program and recent activity.

B. Dredging – The feasibility study was completed in Hampton Harbor, the ACOE will plan to dredge after the construction of the new bridge is completed. NOAA has been asked to confirm that a 33' spot charted on the Maine/NH border exists, awaiting reply.

C. Fisheries – Prices of lobsters are dropping as more boats are going out. The scallop season just ended, most scalloping boats offloaded in New Bedford since they have the appropriate infrastructure.

D. Government – No report.

E. Moorings –Out of 1423 moorings 60 moorings were not renewed, and there are no active appeals. The harbormasters will be notified of the openings.

F. Marine Facilities – Hampton Harbor Bridge Project is running smoothly. Charters are operating and fishing reports are good. Rye Harbor parking area and new floats look great.

G. PDA Liaison – No report.

9. OLD BUSINESS

Discussion on the Rye Harbor Study. Takeaways were discussed as follows:

- Management of Rye Harbor Parking
- Maximizing revenue to allow for maintaining facilities
- Reduce liability exposure
- Maximizing safety
- The expense of the report and return on investment
- Implementing a maintenance tracking program
- Reducing expenses as well as increasing revenue
- Look at uses of waste oil rather than having to pay to have it disposed of
- Pier use permit fee increase
- Improving floats and ramps

- There was no information in the report on how much revenue each revenue source brought in, such as the commercial fishing and charter fishing businesses
- Services provided vs return on investment-should we be providing services that do not provide a revenue stream? Stormwater management, solid waste, ADA access, spill prevention, emergency monitoring maintenance, and triggers will not generate revenue
- Revenue generated in Rye will not be able to cover Capital expenditures
- Concession Fees and food trucks
- Challenges in increasing revenue and the process within the administrative rules
- Concession fees/passenger fees/fees for bringing product over the dock
- Mooring transfers
- Revetment improvements are underway; it is a $2.2 million project and federally funded
- Prioritizing safety and liability items
- Fuel system, should we be in the fuel business? Is it possible to outsource the fuel systems?
- The Council would like to see a report of the plans that the Port has from the report

8. PUBLIC COMMENT

Brad Cook commented on the titles of the "recreational floats" and the "commercial docks" and wanted to mention the reason that sort of evolved was to try and separate liability. The passenger and charter vessels are required by contract to have P & I coverage and the commercial boats do not and so that evolved to help the commercial boats stay on a separate dock.

10. PRESS QUESTIONS

None.

11. ADJOURNMENT

The meeting adjourned at 5:45 PM. The next meeting is scheduled for May 13, 2026, at 4:00 PM.

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

Date: May 28, 2026

To: Paul Brean, Pease Development Authority ("PDA") Executive Director

From: Richard Hartley, Director, Ports and Harbors RH

Subject: Bulk Fuel Deliveries – MacPhail Fuels, LLC.

The Division of Ports and Harbors (the "Division") received a request from MacPhail Fuels, LLC. ("MacPhail") for a Right of Entry (ROE) to make bulk diesel fuel deliveries to vessels at Division facilities. Over the water, direct to vessel diesel fuel deliveries are regulated as follows:

- By the U.S. Coast Guard in accordance with 33 CFR and 46 CFR for vessels whose fuel capacity is 10,500 gallons or more
- By the Office of the State Fire Marshal in accordance with the NFPA 30 for vessels whose capacity is less than 10,500 gallons
- By the PDA for all vessels desiring to receive fuel deliveries from Division properties

The Division has reviewed the request of MacPhail and recommends approval pursuant to the Delegation of Authority for Rights of Entry of 6 months or less (adopted May 10, 1994; amended April 20, 2018). The Division has discussed this opportunity with Director Levesque, who has consented to the ROE generally in accordance with the following terms and conditions:

PREMISES: Hampton and Rye Harbor Marine Facilities, Market Street Marine Terminal, and Portsmouth Commercial Fish Pier

PURPOSE: Delivery of diesel fuel over the water to Party and Charter Boats, and Commercial Fishing Vessels with a fuel capacity of less than 10,500 gallons

TERM: Six months, commencing May 8, 2026, through November 8, 2026

FEES: For duration of the ROE, the Fluids Transfer (gasoline prohibited) fees will be set by the rate found in the Market Street Terminal Schedule of Rates, Rules, and Regulations (Exhibit A). Presently, these are as follows:

- $0.16 per gallon for vessels with tank capacity of less than 10,500 gallons.

INSURANCE: Minimum insurance coverage, as outlined in Exhibit B, to include pollution liability in a minimum amount of $1,000,000.00 to cover losses arising from fuel spills.

ADDITIONAL TERMS AND CONDITIONS: For vessels with less than 10,500-gallon capacity, diesel fuel (gasoline prohibited) will only be delivered to vessels that have a contractual agreement with the PDA-DPH to receive deliveries including an approval issued by the New Hampshire State Fire Marshal.

Diesel fuel (gasoline prohibited) deliveries at the recreational docks at the Hampton and Rye Marine Facilities shall only be between the hours of 6:00 PM and 7:30 AM.

If approved, the Right of Entry will be reported to the PDA Board of Directors at its next scheduled meeting.

EXHIBIT A

MARKET STREET MARINE TERMINAL SCHEDULE OF RATES, RULES, AND REGULATIONS

(per 46 U.S.C. § 40501(f) and Federal Implementing Regulations)

of the

Pease Development Authority, Division of Ports and Harbors

In Accordance with the Rules for Marine Terminal Operators by the Federal Maritime Commission, Together with NH RSA 12-G:8, VIII, XIX & XX, NH RSA 12-G:42, V & XI

NAMING RATES, RULES, AND REGULATIONS
FOR MARINE TERMINAL SERVICES

APPLYING AT THE MARKET STREET MARINE TERMINAL

Port of Portsmouth, NH

Located At

Latitude 43.08258° N, Longitude 070.76170° W

Note: All previous Tariffs and Rates for the Market Street Marine Terminal, written, printed or oral, heretofore adopted, are hereby rescinded.

Effective July 1, 2025

SECTION IV. RATES, CHARGES, TERMS AND CONDITIONS

A. PAYMENT OF CHARGES

1. APPLICABILITY – All Users of the Terminal shall be subject to the following fees, terms, and conditions as published in this Schedule.

2. PAYMENT DUE – All payments are due and payable to the Port Authority upon presentation of an invoice.

3. DELINQUENCY – If payment is not received within the specified period, the responsible party will be placed on a delinquent list. Such party shall be denied further use of the Terminal until all outstanding charges have been paid.

4. FINANCE CHARGE – Invoices not paid within thirty (30) days are subject to a finance charge of 18% of outstanding balance per month.

5. PAYMENT APPLICATION – The Port Director or designee may apply any payment received against the oldest outstanding invoices.

6. RESPONSIBILITY FOR PAYMENT – The Vessel Operator, shipper, operator, agent, or assignee agrees to guarantee and pay all Terminal charges which are assessed against the Vessel and/or Cargo in accordance with the terms and conditions specified in this Schedule. Agents or representatives are held fully responsible for all charges on behalf of who they represent if they arrange for facilities, equipment, or other chargeable services according to the terms outlined in this Schedule.

7. PREPAYMENT OF CHARGES – The Port Director or designee may, at their discretion, require a pre-paid deposit of sufficient funds to cover all charges under any of the following conditions:

    a. If a written guarantee for payment of charges is not provided;

    b. Where a party does not have approved credit;

    c. If the parties representing a Vessel have habitually been delinquent in payment of charges due; or

    d. If the Vessel Operator or Cargo Owner is unknown to the Port Director or designee and, in the opinion of the Port Director or designee, prepayment is warranted.

8. COLLECTIONS – Accounts referred to an attorney or an agency for collection are subject to a 25% surcharge and additional court and collection costs.

9. WITHHOLDING OF CARGO – The Port Director or designee reserves the right to withhold delivery of any Cargo until all accrued Terminal charges have been paid in full.

10. RIGHTS AGAINST VESSEL FOR NON-PAYMENT – The Port Director or designee reserves the right to detain a Vessel; establish a maritime lien upon the Vessel, its Cargo, and Freights; or arrest a Vessel for all unpaid charges due the Terminal.

11. DENIAL OF USE – The Port Director or designee reserves the right to deny anyone the use of any Terminal until all past due accounts are paid.

12. DISPOSITION OF CARGO – The Port Authority may refuse delivery or Loading of Cargo or passengers until all past charges have been paid.

13. ALTERNATIVE ARRANGEMENTS – The Vessel Operator or Cargo Owner may request alternative arrangements for use of the Terminal and any attendant charges or payment terms prior to the arrival of a Vessel or Handling of Cargo to the satisfaction of the Port Director or designee. The Port Director or designee and the Port Authority are under no obligation to grant any requested alternative arrangements and may do so at their sole discretion.

14. CURRENCY – All currency amounts in this Schedule are in United States Dollars (USD).

B. RATES, CHARGES, AND FEES

1. RIGHT TO ADJUST RATES – The Port Authority, at its discretion, reserves the right to adjust rates on an annual or as-needed basis, provided notice is given as required by applicable law.

2. DOCKAGE
   a. Applicability – Dockage shall be assessed against the Vessel, its owners, agents, or operators on the basis of the Length Overall (LOA) of the Vessel for the period the Vessel remains Docked, moored, or fleeted at the Port. The maximum length, published in Lloyd's Register of Shipping, or as listed on the Vessel's Certificate of Registry (COR), or as measured and accepted by the Port Director or designee shall be used in determining the LOA for the Vessel. Dockage shall be assessed against the Vessel, its owners, agents, or operators at the rates shown below apply to a twenty-four-hour period or fraction thereof, including Saturdays, Sundays, and holidays. Per Diem Dockage charges are as follows:

      1. Rates - $10.00 per foot LOA per 24-hour period or a fraction thereof, with a minimum charge of $1000.00 per 24-hour period or

a fraction thereof.

$5.00 per foot LOA per twenty-four hour period or a fraction thereof for subchapter T and subchapter K (small passenger Vessel), tugs without tows or Barges without Certificate of Registry, with a minimum charge of $500.000 per 24-hour period or fraction thereof.

b. Cancellation Penalty – In the event that Berthing request is made and a Berth has been assigned to a Vessel by the Port Director or designee, and a Vessel thereafter modifies its Berthing request with less than 24 hours' notice, the Vessel shall be assessed a fee equal to one day's Dockage for the Vessel.

c. Priority Berthing – If, in the normal course of business, a Vessel requests Berthing with less than 72 hours' notice, the Port Director may assign a Berth conditional on payment of a priority Berthing fee. The fee will be as follows:
   1. Less than 72 hours but more than 24 hours' notice: ½ of one day's Dockage
   2. Less than 24 hours' notice: 1 day's Dockage

3. WHARFAGE
   a. Applicability – The following charges shall be assessed to the Cargo Owner against all Cargo, Freight, passengers, and/or Seafood discharged from or Loaded to Vessels, lighters, Barges, or other watercraft at the Terminal; unless otherwise agreed upon by Port Authority as set forth in a contract, right of entry, or other formal agreement.

   b. Definitions – All Wharfage charges will be tabulated based on the definitions given in this Schedule, and subject to the discretion of the Port Director or designee. The Port Director or designee has final authority over any questions or disputes over how Cargo is defined and the rates at which Wharfage charges are assessed.

   c. Commodity Rates – Cargo Owners or Vessel Operators will be billed directly for all Wharfage at the following rates:

No.	Commodity	Unit	Cost	Note (see below)
1	Dry Bulk Cargo	Net Ton	$1.90	
2	Containers 20' and 40' (loaded)	Each	$37.00	
3	Containers 20' and 40' (empty on return cycle)	Each	$20.00	
4	Heavy Lift Cargo	Per Ton	$10.00	1
5	NOS Cargo	Net Ton	$5.00	2
6	NOS Breakbulk	Net Ton	$7.00	2

7	Passengers	Per Person	$20.00	3
8	Seafood (non-containerized)	Per Ton	$10.00	

Commodity Notes –

1. Applies to any non-containerized lift of 4 Tons or more. Minimum charge of $1000 per pick.
2. Minimum charge of $500 per Vessel
3. This fee will apply to all paying passengers embarking, disembarking, or port-of-call passengers. Charge assessed on per-call basis at the Terminal.

d. Wharfage Rate Modifications –

1. Vessel gear – Strongbacks, lines, hatch covers, Barge covers, and other such Vessel's gear placed on the Wharf during Loading/Unloading operations shall be exempt from Wharfage charges.

2. Stores & Bunkers – Ship's stores and bunkers (fuel) intended for the Vessel's own use is exempted from Wharfage charges.

3. Potable Water – Potable water provided by Port Authority is exempt from Wharfage charges but is subject to separate charge as set forth below in this Schedule.

4. TERMINAL STORAGE/WHARF DEMURRAGE

a. Applicability – Any Cargo that remains at the Terminal following the expiration of Free Time shall be subject to assessment of Wharf Demurrage charges to the Cargo Owner.

b. Free Time – Applies as follows:

1. Free Time begins at 8 AM on the first calendar day after cargo has been received at the Terminal. Free Time expressed herein is in "calendar days."
2. Inbound Cargo, Cargo that has been discharged from a Vessel, will receive five (5) days Free Time following the completion of discharge operations of the Vessel on which the Cargo arrives.
3. Outbound Cargo, Cargo that is to be Loaded onto a Vessel, will receive five (5) days Free Time following the delivery of the Cargo to a Point of Rest on the Terminal.
4. Cargo that is to be transshipped between Vessels shall receive Free Time as though it were outbound Cargo as specified in this Schedule.

c. Lay-Down Areas –

1. No Cargo is to be stored in the Port without the express permission of the Port Director or designee.
2. The Port Director or designee may, at the request of a Cargo Owner, assign designated lay-down area within the Port for Cargo to be stored.
3. Cargo and Freight in the Port, not placed in a designated lay-down area, must be immediately removed or relocated upon order of the Port Director or designee.
4. A Cargo Owner who refuses to move such Cargo or Freight on demand will be assessed storage/Demurrage at five (5) times the applicable rate. In addition, the Port Director or designee may, at their discretion, move, remove, or cause to be removed such Cargo or Freight at the expense of the Cargo Owner, excepting any damages caused by lack of ordinary care by the Port Director or designee.

d. Terminal Storage Rates –

1. Terminal Storage shall apply to any Cargo or Freight stored on the Terminal - including the Dock, Pier, or Wharf - except for Freight stored within railcars.
2. After the expiration of Free Time, Terminal Storage for Containers, autos, trailers, and chassis will be assessed at $25 per day. All other Cargo, Freight, or other laydown Usage will be assessed storage at $2.50 per square foot per annum.

5. EQUIPMENT RENTAL – The following equipment may be available for operation by Terminal Operators, on request and with the permission of the Port Director or designee.

a. Crane Rental – All cranes are the responsibility of the customer either by rental or ownership. Documentation of crane certifications and certificates of insurance must be produced for inspection. Certified operators only.

b. Forklift/Small Equipment Rental – All equipment is the responsibility of the customer either by rental or ownership. Documentation of certifications (where applicable) and certificates of insurance must be produced for inspection. Users may only engage certified equipment operators to operate equipment.

c. Lights – $175.00 per night.

6. SECURITY

a. Security Surcharge – The Market Street Marine Terminal is a secure-restricted facility under the Marine Transportation Security Act of 2002. The Port Director will determine the necessary level of security for all operations, and the cost shall be billed to Users at a rate of $60.00 per hour outside of normal hours of the Port Authority Administrative Offices as stated above in this Schedule.

b. Maritime Security – Security rates and staffing are subject to increase at the discretion of the Port Director or designee in the event that the prevailing Maritime Security (MARSEC) level is increased.

7. LINEHANDLING

a. All linehandling must be provided by vendors authorized by the Port Authority.

b. The Port Authority can provide linehandling on request. Users will provide a start time for line handlers to be available. The charges for linehandling shall be as follows:
   1. $250 for the first hour
   2. Cost + 25% for each hour thereafter.

8. SHORE POWER

a. General – Prior to connecting any electrical equipment to any Port Authority facility, Users must obtain the permission of the Port Director or designee.

b. Rates – Shore power may be available upon request. Rates to be agreed upon in advance.

9. POTABLE WATER

a. Potable water is available at the Port. Requests for potable water must be submitted to the Port Director or designee.

b. Potable water shall be charged $20 per 100 cubic feet, with a minimum charge of $100 per delivery.

10. WAREHOUSE SPACE

a. $10.00 per sq. ft., per annum, net of utilities

11. GATE FEES

a. Any Vehicle entering the secure area of the Terminal to provide services related to a Vessel and/or convey passengers and/or crew to/from the Wharf shall be assessed a fee of $120 each time it enters the secure area of the Terminal.

12. RAILROAD TRACK USAGE

a. General – All railcars arriving the Terminal will be subject to a rail Usage fee of $25 per railcar, Loaded or Unloaded. This fee is an addition to any other applicable fees or charges that the railcars may be subject to. The Port Director reserves the right to designate a location for any railcars arriving at the Terminal.

b. Rail Storage – Railcars receive Free Time per this Schedule as though they are Cargo following their arrival at the Terminal. After Free Time expires, railcars are subject to a rail storage fee:

Days 1-6	$25 per day per car
Days 7+	$45 per day per car

13. PARKING

a. Applicability -_ The Port Director may designate parking areas on the Terminal, issue permits for parking, and/or assess parking fees for Vehicles parking at the Terminal.

b. Fees –

1. Passenger Cars	$10 per day
2. All other Vehicles	$20 per day

14. FLUIDS TRANSFER

a. All fuel and bunkers deliveries are by Port Authority approved vendors only. Agents and/or ships should contact the Port Director or designee for approved vendors.

b. Gasoline is prohibited.

c. Proof of compliance with applicable sections of 33 CFR and 46 CFR required.

d. Unless a written contract with the Port Authority specifies a different fee, the following flow fees for fuel and bunkers deliveries apply:

1. $0.16 (ten cents) per gallon for vessels with tank capacity of less than 10,500 gallons;
2. $0.02(one cent) per gallon for with a tank capacity of greater than 10,500 gallons;

15. SPECIAL CHARGES AND CHANGES IN CHARGES

a. Charges – The Port Authority may make special charges as they may deem necessary, concerning the use of Piers or open spaces in the vicinity of the terminal, buildings on the Terminal or the use of the Terminal by commercial, State, or federal Vessels, or by

15. SPECIAL CHARGES AND CHANGES IN CHARGES

a. Charges – The Port Authority may make special charges as they may deem necessary, concerning the use of Piers or open spaces in the vicinity of the terminal, buildings on the Terminal or the use of the Terminal by commercial, State, or federal Vessels, or by contractors working on federal or state contracts and for use of tracks, sheds, the Pier or other structures.

b. Additional Costs – In the event that governmental agencies or operational requirements impose increased costs, the Vessel Operator or Cargo Owner agrees to pay those costs and any related surcharges.

c. Charges for Specialized Services or Operations – The Port Director or designee is authorized to develop and charge rates and fees for specialized services and those services not specified in the Schedule as requested by the party requesting those services and by mutual consent.

d. Right to Refuse – Except where otherwise required by law, the Port Director or designee has the authority to refuse to provide or to arrange for the provision of special services.

e. Special Services – Any services rendered by the Port Director or designee or the Port Authority not otherwise noted in this Schedule will be billed to the Person requesting such services at the Port Authority's actual cost (including labor, equipment Usage, mileage, and other costs) plus 15%. Any services arranged by the Port Director or designee or Port Authority, but provided by a third party, will be charged to the Person requesting such service at a flat fee of $500.

Attest:

Paul E. Brean

Adopted: June 17, 2025

Paul E. Brean, Secretary of the Pease Development Authority Board of Directors

END OF SCHEDULE

EXHIBIT B

**MINIMUM INSURANCE REQUIREMENTS
FUEL PROVIDERS FUELING VESSELS OVER THE RAIL
ON THE PROPERTY OF THE STATE OF NH,
PEASE DEVELOPMENT AUTHORITY-DIVISION OF PORTS AND HARBORS (PDA-DPH)**

All fuel providers must submit a valid Certificate of Insurance (COI) to the Pease Development Authority – Division of Ports and Harbors (PDA-DPH) before beginning operations on PDA-DPH property. Insurance must be maintained for the duration of their activities. Failure to comply will result in denial of access to PDA-DPH facilities.

The following are the minimum requirements for insurance coverage:

1. **Commercial General Liability**: shall provide for a liability limit on account of each accident resulting in bodily injury, death, or property damage to a limit of not less than $2,000,000.00 per occurrence.

2. **Automobile Liability**: $1,000,000.00 automobile liability coverage.

3. **Workers Compensation**: Coverage equal to minimum statutory levels as required by New Hampshire State law.

4. **Pollution Liability**: in an amount not less than $1,000,000.00 per occurrence to cover losses arising from fuel spills at facilities where fuel is dispensed under the terms of this ROE. The Pollution Liability coverage is in addition to the required amount of Commercial General Liability coverage.

5. **Additional Insureds**: State of New Hampshire, Pease Development Authority, and Division of Ports and Harbors, must be named as additional insureds under all liability coverages

6. **Certificate Holder**:
   Pease Development Authority, Division of Ports of Harbors
   555 Market St.
   Portsmouth, NH 03801

7. **Notice of Cancellation**: A 30 day notice of cancellation (with the exception of a 10 day notice for non-payment of premium) must be provided.

8. **Waiver of Subrogation**: With the exception of workers compensation coverage, a statement that a waiver of subrogation is included with respect to applicable coverage

9. **Primary Insurance:** A provision that any liability coverage required to be carried shall be primary and noncontributing with respect to any insurance carried by the PDA.

10. **Renewed COI's to be forwarded to additional insured prior to previous COI expiration date.**

For questions, please contact the Pease Development Authority Legal Department at **(603) 433-6348**.

PEASE
INTERNATIONAL
PORTS AND HARBORS
555 Market Street, Suite 1 Portsmouth, NH 03801

TO: Paul Brean, Executive Director, Pease Development Authority ("PDA")

FROM: Richard Hartley, Director Ports and Harbors RH

DATE: June 3, 2026

RE: New England Young Fishermen's Alliance

The Division of Ports and Harbors (the "Division") received a request from Andrea Tomlinson of the New England Young Fishermen's Alliance ("NEYFA") a New Hampshire non-profit corporation to set up a "Dock Talks" exhibit at the Hampton and Rye Harbor Marine Facilities (the "Facilities") to promote outreach and education for its program, and to provide marketing materials and sale of NEYFA merchandise. The exhibit will be under a 12' x 12' tent and will be staffed by NEYFA personnel at all times. The event dates are Friday June 5, 2026, at Rye and Wednesday, June 10, 2026, at Hampton between the hours of 9:00 a.m. to 5:00 p.m.

The Division has reviewed the request and recommends approval of the use of the Facilities for this public event, subject to the following terms and conditions:

TERM: June 5, 2026, and June 10, 2026

PREMISES: Rye Harbor Marine Facility and Hampton Harbor Marine Facility

INSURANCE: NEYFA, and any agent, contractor or vendor of NEYFA, providing to the Pease Development Authority Division of Ports and Harbors satisfactory proof of insurance as outlined in Exhibit A, attached.

EXHIBIT A

TO: NEW ENGLAND YOUNG FISHERMEN'S ALLIANCE ("NEYFA") EVENT 2026

RE: MINIMUM REQUIREMENTS OF CERTIFICATES OF INSURANCE FOR OPERATING ON PROPERTY OF THE STATE OF NH, PEASE DEVELOPMENT AUTHORITY-DIVISION OF PORTS AND HARBORS

NEYFA, and any vendor, contractor, or agent of **NEYFA** is required to provide proof of insurance to the Pease Development Authority-Division of Ports and Harbors (PDA-DPH) before the commencement of business on PDA-DPH property and to maintain such insurance while conducting such business. The following are the minimum requirements for insurance coverage:

1. **General Liability**: shall provide for a liability limit on account of each accident resulting in bodily injury, death, or property damage to a limit of not less than $1,000,000.00 per occurrence.

2. **Workers Compensation**: Coverage equal to minimum statutory levels as required by New Hampshire State law.

3. **Additional Insureds**: Pease Development Authority Division of Ports and Harbors and the State of New Hampshire must be named as additional insureds under all liability coverages.

4. **Certificate Holder**: Pease Development Authority, Division of Ports of Harbors
   555 Market St.
   Portsmouth, NH 03801

5. **Notice of Cancellation**: A thirty (30) day notice of cancellation (with the exception of 10-day notice for non-payment of premium) must be provided.

6. **Waiver of Subrogation**: With the exception of workers compensation coverage, a statement that a waiver of subrogation is included with respect to applicable coverage.

7. **Primary Insurance**: A provision that any liability coverage required to be carried shall be primary and noncontributing with respect to any insurance carried by the PDA.

For questions, please contact the Pease Development Authority Legal Department at **(603) 433-6348.**

MORTON SALT

May 29, 2026

Pease Development Authority
55 International Drive
Portsmouth, NH 03801
Attention: Executive Director

Subject: License and Operating Agreement

Dear Executive Director:

Article 3.1 and the terms of the License and Operating Agreement for operations at the Market Street Terminal, effective June 1, 2021 (the "Term Commencement Date"), grants Morton Salt, Inc. one (1) eleven (11) month option to extend the License through April 30, 2027. This letter serves as notice that Morton is exercising the extension option, extending the Agreement through April 30, 2027.

Sincerely,

Pamela Burcewicz

Pamela Burcewicz
Manager, Bulk Distribution & Logistics Services

CC: Division of Ports and Harbors
555 Market Street
Portsmouth, NH 03801
Attention: Division of Ports and Harbors Director

PEASE
INTERNATIONAL
PORTS AND HARBORS
555 Market Street, Suite 1 Portsmouth, NH 03801

DATE: May 28, 2026

TO: Paul Brean, Executive Director, Pease Development Authority ("PDA")

FROM: Richard Hartley, Director, Ports and Harbors RAH

RE: Right of Entry, US Coast Guard Auxiliary, Burge Wharf

The Division of Ports and Harbors (the "Division") received a request from the United States Coast Guard Auxiliary ("CG Aux") to use dock space at the Burge Wharf from May 17, 2026 to November 30, 2026. CG Aux would like to dock their vessel to have it readily available for patrols and training in support of US Coast Guard operations. In addition, Division staff met with CG Auxiliary members and supports the request for a 6-month ROE, based on the following:

- Allowing the ROE will support the Operations of the US Coast Guard within their "Area of Responsibility" and having more operational maritime safety response.
- Assisting with training and having another vessel for maritime safety is vital during these months.
- Having local members of the community that are involved with the CG Aux will benefit the Port Authority.
- Allowing the ROE will also support a federal agency and widen our scope of availability to other agencies and entities.
- CG Aux will provide proof of the minimum insurance requirements prior to using the docks.
- CG Aux will be patrolling afternoons into the evenings as well as weekends which will assist not only the Division with training and maritime response but all other agencies within the area.
- CG Aux are allowed on all US Coast Guard bases and have gone thru background checks and understand operational security.

Therefore, the Division recommends approval of a 6-month ROE, generally in accordance with the following terms and conditions:

PREMISES: Burge Wharf

PURPOSE: Dockage of a US Coast Guard Auxiliary vessel

TERM: May 17, 2026, through November 17, 2026

FEES: No fee for Government Agency, per Pda 610.03

INSURANCE: CG AUX's acknowledgment that is self-insured and is liable for tort claims under the provisions of the Federal Tort Claims Act, 28 U.S.C. 2671 et seq.

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Parker:

The Pease Development Authority Board of Directors hereby moves that item numbers _________ from the Division of Ports and Harbors consent agenda list below be approved as a single consent agenda item, and that the proposed motions included for each be incorporated into such approval as the operative motion for each item.

1. Market Street Terminal – Functional Replacement Barge Dock– Design & Permitting Floating Dock Relocation – Appledore Marine Engineering
2. Market Street Terminal – Main Pier Dredge – Appledore Marine Engineering
3. Hampton Harbor Marine Facility – Right of Entry – Central New Hampshire Guide Service, LLC
4. Foreign Trade Zone – Fee Increase

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AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Conard:

The Pease Development Authority Board of Directors authorizes the Executive Director to amend the Division of Ports and Harbors' on-call marine engineering services contract with Appledore Marine Engineering, LLC, in an amount not to exceed $107,777.85, for additional design and permitting work related to the Functional Replacement Barge Dock floating dock relocation at the Market Street Terminal; all in accordance with the memorandum of Richard Hartley, Director of Ports and Harbors, dated June 2, 2026; attached hereto.

N:\RESOLVES\2026\DPH - Appledore Marine - Functional Replacemet Barge Dock add'l design work (6-16-26).docx

PEASE
INTERNATIONAL
PORTS AND HARBORS
555 Market Street, Suite 1 Portsmouth, NH 03801

To: Pease Development Authority ("PDA") Board of Directors

From: Richard Hartley, Director, Ports and Harbors RH

Date: June 2, 2026

Re: Functional Replacement Project, Appledore Marine, Contract Amendment 3

The Division of Ports and Harbors (the "Division") seeks authorization to accept and approve a contract amendment with Appledore Marine Engineering LLC ("AME") for design work associated with the Functional Replacement of the Barge Dock project. The Division has been working with the New Hampshire Department of Transportation ("NHDOT") on the Functional Replacement ("FR") of the Barge Dock since completion of the new Sarah Mildred Long Bridge in 2018. The bridge realignment resulted in the loss of use of the existing Barge Dock facility. As a result, the Division entered into an agreement with NHDOT to restore the facility to full functionality utilizing 100% Federal Highway Administration ("FHWA") funding.

In September 2023, the FR project was advertised for construction bids for the first time. The Division received one bid; however, the bid was disqualified because the contractor did not meet the minimum bid requirements. As a result, the construction phase must be re-bid. While preparing the project for a second advertisement, the Division was notified by NHDOT that certain project elements would be considered "non-participating," meaning associated costs would not be reimbursable through FHWA funding.

During its review of this new information, the Division identified an alternative location for the floating dock that appears feasible, would better serve users of the facility, and is estimated to reduce construction costs by approximately $310,000. The revised location also eliminates the need for the previously identified non-participating items, with the exception of the power pedestals. In addition, the proposed location would improve access for users including the Coast Guard, Marine Patrol, NH Fish and Game, Fire and Rescue, NHDES, and other emergency responders operating near the Piscataqua River Bridges. The revised configuration would also preserve use of the existing side dock for offloading Menhaden ("Pogies"), which is important to maintaining New Hampshire's fishery quota. Overall, the proposed relocation provides a more functional design while reducing overall project costs, even when accounting for the requested additional engineering services.

As is typical with modifications to an already completed design, incorporation of the revised floating dock location requires additional engineering, permit amendments, and coordination efforts. The Division reviewed the terms and conditions of the existing lump-sum contract with AME and determined that the revised design work falls outside the original scope of services. In the Division's view, AME completed the original design and specifications, which were subsequently advertised for bid. The Division is now proposing a revised floating dock location that differs from the previously completed design. Accordingly, AME is being asked to perform additional professional services beyond the original contract scope. The Division believes the most fair, transparent, and efficient path forward is to authorize a contract amendment for the additional engineering services necessary to implement the revised configuration and corresponding reduction in construction scope. The Division has received approval from NHDOT to proceed with this approach.

Accordingly, the Division requested that its on-call marine engineering consultant, AME, submit a proposal for an amendment to the original project contract approved by the PDA Board at its April 20, 2018, meeting and funded through NHDOT utilizing FHWA funds. AME's proposed amendment, attached, totals $107,777.85. A Record of Negotiations was submitted to NHDOT on June 2, 2026, and the Division is currently awaiting response. Because the timing of NHDOT's response is unknown, the Division is requesting PDA Board approval in advance of receiving an official Notice to Proceed from NHDOT. Any approval granted by the Board would remain subject to approval by NHDOT and FHWA and would allow the project to move forward without further delay upon issuance of the Notice to Proceed.

Therefore, in order to keep the project moving forward, the Division recommends that the PDA Board of Directors approve the AME Contract Amendment in the amount of $107,777.85, subject to receipt of a Notice to Proceed from NHDOT and FHWA.

Appledore
MARINE ENGINEERING

May 14, 2026

Richard Hartley, Port Director
PDA Division of Ports & Harbors
555 Market St.
Portsmouth, NH 03801

Email: rhartley@peasedev.org

Re: **Revised Fee Proposal - Amendment #3**
Functional Replacement Barge Dock Design
Market Street Marine Terminal, Portsmouth, New Hampshire

Dear Mr. Hartley:

Thank you and your team for your time this morning in negotiations. We appreciate your perspective and working together for the good of the project.

Appledore Marine Engineering LLC (Appledore) is pleased to present this amendment for the above-referenced project.

This amendment provides the necessary professional services to continue updating the contract documents and amend the regulatory permits for the proposed changes to the project following the meeting on September 30, 2025.

Background

On September 30th, 2025, a meeting was held between the PDA-DPH, NHDOT and Appledore to review remaining items before updating the documents for bidding. One of the discussions focused on non-participating items related to the relocation of the floating dock. These non-participating items were adding cost to construction and required further explanation.

The floating dock was initially planned to be relocated to the north of the barge dock, providing reasonable proximity to the existing vessel launching ramp. Following the project initiation in 2018 and the design progression through the bid document submittal, interest in the remaining portion of the barge dock from maritime businesses has increased.

Acknowledging the changes in the maritime business and the costs of the non-participating items, PDA-DPH and Appledore re-visited the relocation of the floating dock to consider alternative approaches. A range of options was considered, with the optimal alternative depicted in Figure 1.

This approach clears the barge wharf for future operations and eliminates all non-participating items, except for the replacement of power pedestals to meet current codes. Further, this change reduces construction costs by approximately $310K through the elimination of the following project scope.

- One floating dock replacement pile and rock socket
- The gangway platform and associated piles
- Reduces the electrical scope of work
- Eliminates handrail additions and bollard removals

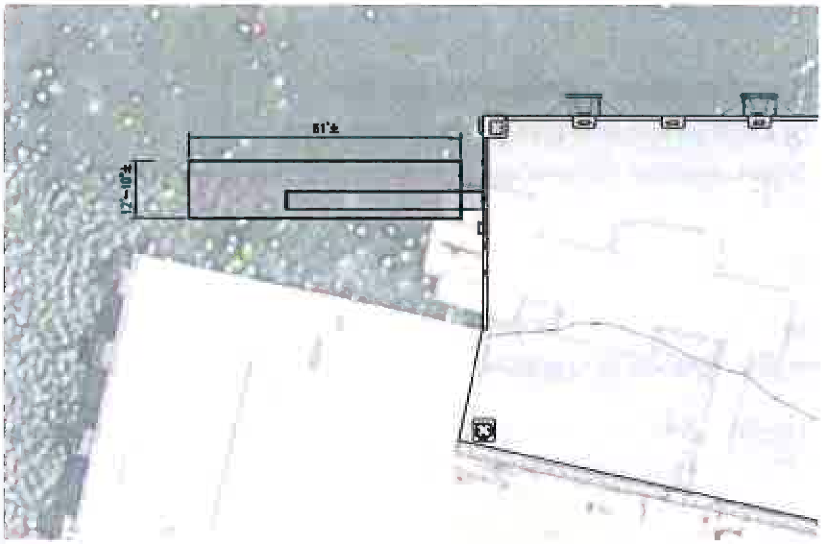

Figure 1: Proposed Relocated Floating Dock

Professional Services Scope of Work

We have identified the following tasks to support this amendment:

Task 1 – Update of Design and Contract Documents

The scope of these changes necessitates an update to the engineering design and calculations, as well as the updating of contract documents and amendment of regulatory permits. The proposed project updates include relocating the existing floating dock from its current design location along the barge wharf face to the front face of the wharf, where it will be attached to the new north extension. This revised location will require structural analysis to account for the changed loading and environmental conditions, including deeper water, different subsurface conditions, and increased current and wind exposure associated with its proximity to the main river. A new gangway connection system to the wharf extension will also need to be designed.

The relocation of the floating dock will require an update to the engineering calculations, specifically the geotechnical and structural design of the mooring piles. This change will be incorporated through engineering calculations and the basis of the design deliverable. Appledore will be responsible for all of the marine structural design, overall project management, and quality control. Oak Point as a subconsultant, will provide electrical design, including updates to plans and specifications.

The current design package consists of 80 drawing sheets and 600 pages of specifications based on the floating dock's original location along the barge wharf face. The design also includes modifications to the barge wharf specifically intended to support the floating dock in its current planned location, including handrails, bollards, lighting, and a gangway platform, all of which will need to be removed from the design. In addition, the construction phasing throughout the design package was developed around the original dock configuration and will require corresponding revisions. Beyond the engineering design and calculation effort, a comprehensive review of the full drawing and specification package will be necessary to ensure all related details are properly updated and coordinated. It is estimated that approximately 30 specification pages and 16 drawing sheets will require revision to fully incorporate the dock relocation.

The contract documents will be updated to reflect the change in scope of work, which includes updates to the plans, narratives, and technical specifications.

As outlined above, we have reviewed the final design package submitted to the NHDOT in February of 2025 and determined the modifications will require changes to the following documents.

- Design plans impacted – detailed review of 80 drawings and estimated edits to 16 drawings
- Specifications impacted – detailed review of 600 pages and estimated edits to 30 pages

Appledore will provide subconsultant oversight services to manage required communications, coordination of the work and quality control reviews of all subconsultant deliverables.

Task 2 – Regulatory Permitting Amendment.

A permit amendment will be required for both State and Federal Permits. The amendment is anticipated to be straightforward, acknowledging that this change reduces impact with the elimination of a mooring pile, the gangway platform, and associated support piles.

Appledore will provide overall project management, updated regulatory drawings, and assist with the development of narratives. McFarland Johnson will provide environmental regulatory expertise and be the lead in updating documents, and developing a NHDES permit amendment form and a cover letter explaining the change. MJ will also respond to one round of questions as needed.

The permit amendment will be submitted, and any construction bidding will hold until approval of this amendment. After receiving approval for this amendment, all permits will be complete for this project.

Appledore will provide subconsultant oversight services to manage required communications, coordination of the work and quality control reviews of all subconsultant deliverables.

Schedule

Once the amendment is issued, we anticipate approximately sixteen (16) weeks to update the contract documents and receive the permit amendment approval to allow bidding.

Fees for Consulting Services

Fees for Consulting Services will be on a lump sum basis in accordance with the following tasks

Design Services	Estimated Fee
Task 1 – Update of Design and Contract Documents	$78,031
Task 2 – Regulatory Permitting Amendment	$29,747
Total	$107,778

Thank you for allowing us to present the amendment for this work and for serving the Pease Development Authority, Division of Ports and Harbors.

If you have any questions or need additional information, please don't hesitate to contact us.

Regards,

Noah Elwood

Noah J. Elwood, PE, BC. PE, BC. OE
President

This Amendment is subject to and subordinate to the Agreement for Marine Engineering Services between the Parties dated January 2023

____
Authorized Representative

Date:_________________________

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Fournier:

The Pease Development Authority Board of Directors authorizes the Executive Director to finalize a contract with Appledore Marine Engineering, LLC, the Division of Ports and Harbors' ("DPH") contracted on-call marine engineer, in a total amount not to exceed $173,231.00, for engineering and dredging construction support services regarding dredging the berth area at the Market Street Marine Terminal Main Wharf; all in accordance with the memorandum of Richard Hartely, Director of Ports and Harbors, dated June 3, 2026; attached hereto.

N:\RESOLVES\2026\DPH – Appledore – Eng and Construction Support Services Main Wharf Dredging (6-16-6).docx

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

To: Pease Development Authority ("PDA"), Board of Directors

From: Richard Hartley, Director, Ports and Harbors RHB

Date: June 3, 2026

Subject: Market St. Marine Terminal, Main Pier Dredging, Appledore Marine Engineering Proposal

In the FY 2026-2027 budget, the New Hampshire Legislature appropriated funds in the amount of $1,417,000.00 (the "State Appropriation") for the Division of Ports and Harbors' (the "Division") Market Street Terminal Main Wharf dredging project (the "Dredge Project"). The project is necessary as the Main Wharf experiences ongoing shoaling, first identified in 2021, and currently has a berth depth of approximately 26 feet. This is compared to the original design depth of 35 feet required to accommodate fully loaded vessels. Records indicate that the berth was last dredged during the Main Wharf's original construction in 1964. The dredge will restore design depths and support safer berthing.

To kick off the Dredge Project, the Division requested and received a proposal from its on-call marine engineering consultant, Appledore Marine Engineering, LLC ("AME"), in the amount of $173,231.00 for design, permitting, and bid procurement services (the "Proposal").

As outlined in the attached Proposal, the scope of work includes engineering services necessary to support the Division in procuring and executing a contract for dredging the berth area at the Main Wharf. AME submitted the Proposal in accordance with the bid rates competitively established under its on-call contract with the Division.

Therefore, the Division recommends the PDA Board of Directors authorize the PDA Executive Director to accept the Proposal and contract with AME in an amount not to exceed $173,231.00, to be paid from the State appropriation.

Appledore
MARINE ENGINEERING

June 1, 2026

Richard Hartley, Acting Port Director
PDA Division of Ports & Harbors
555 Market St.
Portsmouth, NH 03801
Email: rhartley@peasedev.org

Re: Proposal to Provide Marine Engineering Services
Main Pier Dredging
Market Street Marine Terminal

Dear Mr. Hartley:

Appledore Marine Engineering, LLC (AME) is pleased to submit this proposal to provide professional engineering services to support the Pease Development Authority – Division of Ports and Harbors (PDA-DPH) in executing a targeted dredging project at the Market Street Marine Terminal in Portsmouth, New Hampshire. The estimated cost of the dredging work is approximately $2,000,000.

This proposal outlines the scope, approach, and associated costs to prepare design documents, obtain regulatory approvals, and assist with contractor procurement .

1. BACKGROUND

PDA-DPH proposes to dredge approximately 600 CY (5,000 SF) along the main pier at the Market Street Marine Terminal to restore design depths and support safe berthing. While adjacent to the area covered under the Functional Replacement project, this section was excluded due to differing funding sources.

AME's scope includes preparing construction and permitting documents, assisting with contractor procurement, and providing support during the construction phase.

This effort will leverage existing data and propose to amend the Functional Replacement permit to streamline approvals and reduce costs. Final determination on the permitting pathway rests with the regulatory agencies, and their direction may necessitate additional services beyond those outlined in this proposal.

2. SCOPE OF WORK

The scope of work has been divided into the following tasks.

- Task 1: Dredge Engineering & Design Services
- Task 2: Regulatory Permitting
- Task 3: Bid Procurement Support Services

The details of these tasks are outlined below.

2.1 Task 1 – Dredge Design

The dredge design is composed of fieldwork, dredge prism design, quantity generation, and the development of preliminary and final contract documents.

Hydrographic Survey

The last hydrographic survey was conducted in 2022, and we propose completing an updated survey to ensure the current existing conditions.

Document Research and Review

We will research and review all records related to the main pier facility to gather relevant information that informs us about the design process. This will include geotechnical records, pier as-built records, and information related to debris and obstructions.

Site Inspection

We will conduct a site visit to review existing conditions, verify the accuracy of archived documents, and collect photographic documentation of the above-water features and structures. This documentation is valuable in supporting claims against the contractor if damage to the existing structures occurs above water.

Preliminary Design

We will develop a dredge design template to define the dredge prism, including the dredge basin and side slopes. The design will evaluate the side slope limits and determine an optimal slope to maximize dredging while preventing undermining of fixed structures or erosion of shore protection. Once the dredge template is defined, the updated hydrographic survey is incorporated, and an updated estimate of the dredge quantities is developed.

Final Design and Bidding Package: (drawings, technical specifications, and contract documents)

The drawings and technical specifications will be updated with owner review comments and finalized, ready for construction. The construction contract documents will be based on the latest edition of the EJCDC, with updates made to reflect input from the owner's legal team.

2.1.1 Task Deliverables:

- Draft design and contract documents in PDF format.
- Final design and contract documents in PDF format, ready for construction.

2.2 Task 2 – Regulatory Permitting

We have assessed the necessary environmental permits to facilitate the project work and achieve the project's goals.

This proposal is based on the ability to amend the existing permits without the need for additional sampling or new permit applications. This approach is the most efficient and saves costs, but will require regulatory authority buy-in.

2.2.1 Agency Coordination

We will schedule a virtual meeting with ACOE and the NH Department of Environmental Services (NHDES) to discuss the permitting approach. Before this meeting, we will provide a technical memorandum that supports the case for amending the existing permit and excluding additional sampling, which will be presented to the ACOE and NHDES during the meeting.

2.2.2 Permit Amendment Request

This task will be carried out if NHDES and ACOE allow the Functional Replacement Project to be amended to include the main pier dredge area. The main pier dredging would not constitute a significant amendment, as defined in NH RSA 482-A:3, XIV(e).

We will request a review of the Natural Heritage Bureau database, the US Fish & Wildlife species list, and the National Oceanic and Atmospheric Administration (NOAA) Section 7 species list. We will coordinate with the Natural Heritage Bureau via email to confirm that there are no concerns with plants or natural communities.

2.2.3 Task Deliverables:

- We will prepare one letter to the ACOE and one letter to the NHDES, each describing the additional area of impact and compliance with the existing permit conditions.
    - We will complete the NHDES and ACOE application forms and include these with each letter.

- We will provide information in the permit amendment request letter on compliance with the ACOE Section 7 Programmatic Consultation Verification Form and Essential Fish Habitat

- We will send the draft permit amendment request letter and attachments to the PDA-DPH for review. We will address comments before submitting the final letter via certified mail to the project abutters (up to three) and the Portsmouth Conservation Commission. The certified mail receipts will be scanned and included with the letter that we will submit via email to ACOE and NHDES.
- We will prepare consultation materials for coordination with the NH Fish & Game Non-Game Program to receive the concurrence required for the application package. We will schedule and facilitate one virtual meeting with the NH Fish & Game Marine Division and NOAA to discuss species of concern and required avoidance and minimization measures.
- We will prepare an alternatives analysis for the disposal of dredged material utilizing the recently completed analysis for the Functional Replacement project.

2.2.4 Task Assumptions:

- The project will be permitted for offshore ocean disposal of dredge spoils, following the approach with the functional replacement project.
- It is assumed that the ACOE will complete any necessary consultation with NOAA for listed species and Essential Fish Habitat utilizing the information provided in the permit amendment request letter.
- It is assumed that the Individual Section 401 Water Quality Certificate and Coastal Zone Consistency Review will not be required.
- No formal wetland delineation will be necessary since the only jurisdictional resource at the project site is the Piscataqua River. The jurisdictional boundaries of the river were previously determined by AME for the Main Wharf Rehabilitation project.
- National Environmental Policy Act (NEPA) documentation is not included in this scope of work since the project does not currently have federal funding. If the project is funded federally, we will submit an updated proposal to cover the required NEPA services.
- A Biological Assessment (BA) and EFH Assessment are not included in this scope of work, as they are not anticipated to be required based on the scope of the project.
- Permitting fees and mitigation payments will be paid by PDA-DPH.

2.3 Task 3 – Bid Procurement Support Services

2.3.1 Procurement Support:

We will assist the PDA-DPH in bidding and securing a qualified contractor to complete the work. This effort includes the following activities:

- Holding a pre-bid meeting at the site.
- Preparing responses to questions from prospective bidders in the form of RFI responses or addenda.
- Updates to contract documents through amendments as needed.
- Reviewing contractor bids and compiling a bid comparison to assist the PDA-DPH in selecting a contractor.

3. SUBCONSULTANTS

The project requires specialized expertise in environmental services and hydrographic surveying. We intend to use McFarland Johnson and Steele Associates Marine Consultants, LLC, respectively, to support the team.

4. SCHEDULE

Work is expected to begin within 14 days of notice to proceed (NTP). The total time to a bid ready project package with approved permits is approximately one year. A detailed project schedule with milestone dates (e.g., survey completion, permit submission, bid documents) will be provided for PDA-DPH review upon authorization. The following represents projected durations for all critical phases of the project development:

- Hydrographic Survey: 3 weeks
- Preliminary design development: 6 weeks
- Regulatory permitting preparation and approval: 7 months.
- Final design development: 8 weeks.
- Contract document development: 3 weeks.
- **Total Project to completion with approved permits: 1 year.**

Appledore
MARINE ENGINEERING

5. FEES FOR CONSULTING SERVICES

Fees for Consulting Services will be on a fixed fee basis per the following schedule:

Market Street Terminal – Main Pier Dredging	
Scope	**Estimated Fee**
Fees	
Task 1 – Dredge Design	$95,400
Task 2 – Regulatory Permitting	$59,548
Task 3 – Bid Procurement	$18,283
Total Professional Services	**$173,231**

The fees include all labor, reimbursable expenses, and equipment required to complete the work. Payment is due within thirty (30) days of the invoice date.

Thank you for allowing us to present a proposal for this work and for the opportunity to serve the Pease Development Authority's Division of Ports and Harbors.

Should you have any questions or need additional information, please do not hesitate to contact us.

Regards,

Noah Elwood

Noah J. Elwood, PE, BC. PE, BC. OE
President

Steven P. Wittrock
Project Manager

This Amendment is subject to and subordinate to the Agreement for Marine Engineering Services between the Parties dated January 2023

____
Authorized Representative

Date:______________________

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Semprini:

The Pease Development Authority Board of Directors hereby authorizes the Executive Director to complete negotiations and execute a Right of Entry with Central New Hampshire Guide Service, LLC through April 30, 2027, for the placement of a 8' x 20' x 8.5' cold storage container for the purposes of bait storage in support of its existing charter and commercial fishing operations at Hampton Harbor Marine Facility; all in accordance with the terms and conditions set forth in the memorandum of Richard Hartley, Director of Ports and Harbors, dated April 15, 2026, attached hereto.

N:\RESOLVES\2026\DPH - NH Guide Service LLC ROE Cold Storage Container (05-9-2026).docx

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

TO: Pease Development Authority ("PDA") Board of Directors

FROM: Richard Hartley, Director, Ports and Harbors R C Hartley

DATE: April 15, 2026

RE: Central New Hampshire Guide Service, LLC., Right of Entry, cold storage container, Hampton Harbor Marine Facility

The Division of Ports and Harbors (the "Division") received a request from Central New Hampshire Guide Service, LLC ("Central NH Guides") for a Right of Entry ("ROE") at the Hampton Harbor Marine Facility (the "Premises") to place an 8-foot by 20-foot by 8.5-foot cold storage container for use as bait storage in support of its existing charter and commercial fishing operations.

For the past few years, Swell Oyster, Hampton Harbor Tackle, and Smitty's State Pier Lobster Pound have maintained similar coolers on the property and the Division has not identified any issues with their usage during this time. The Division has reviewed the plans for Central NH Guides cold storage container and agrees with the plan. Additionally, Central NH Guides has operated the charter and commercial fishing businesses from the Premises for over ten (10) years and as such maintains an annual pier use permit. The company is registered and in good standing with the NH Secretary of State and provides the required insurance on an annual basis.

Therefore, the Division recommends that the PDA Board of Directors approve Central NH Guides' request to locate a cold storage container at the Hampton Harbor Marine Facility, as shown on the attached site map **(Exhibit A)**, and grant an ROE in accordance with the following Terms and Conditions:

PREMISES:	Hampton Harbor Marine Facility
PURPOSE:	Locate an 8'W x 20'L x 8.5'H metal cold storage container in association with Central NH Guides' ROE
TERM:	Upon approval through April 30, 2027 (Term will run concurrently with other cold storage container ROEs)
FEE:	$1,250.00 for Term above
UTILITIES:	Tenant to be responsible for all utilities
OTHER REQUIREMENTS:	Central NH Guides to obtain all required permits prior to placement, which may include but not limited to, building and environmental permits
INSURANCE:	Minimum insurance coverage as shown in attached **Exhibit B**

EXHIBIT A

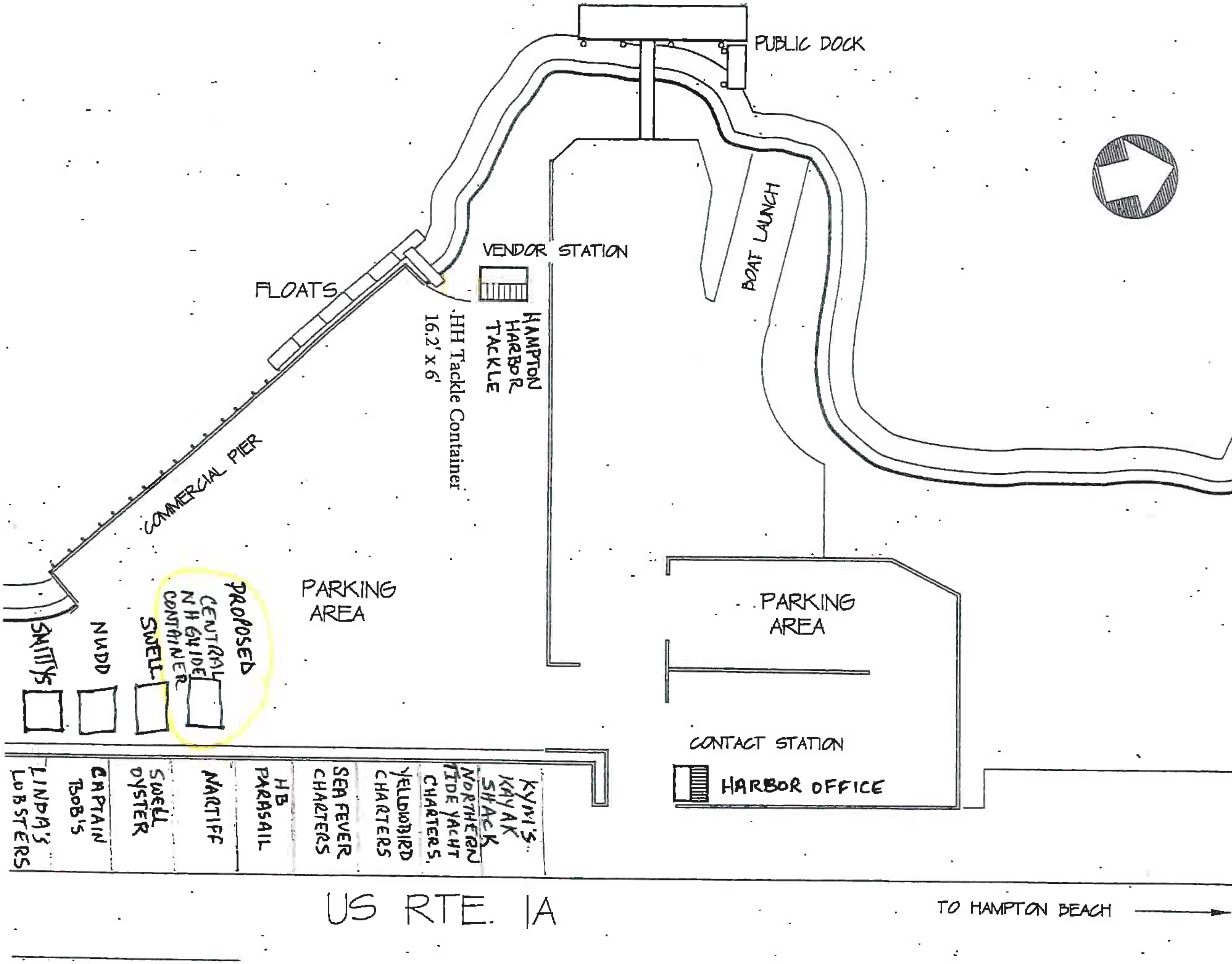
PUBLIC DOCK
VENDOR STATION
BOAT LAUNCH
FLOATS
HAMPTON HARBOR TACKLE
HH Tackle Container
16.2' x 6'
COMMERCIAL PIER
PARKING AREA
PARKING AREA
PROPOSED CENTRAL N H GUIDE CONTAINER
SMITTYS
NUDD
SWELL
CONTACT STATION
HARBOR OFFICE
LINDA'S LOBSTERS
CAPTAIN BOB'S
SWELL OYSTER
NARTIFF
HB PARASAIL
SEA FEVER CHARTERS
YELLOWBIRD CHARTERS
NORTHERN TIDE YACHT CHARTERS.
KYM'S KAYAK SHACK
US RTE. 1A
TO HAMPTON BEACH

EXHIBIT B

MINIMUM INSURANCE REQUIREMENTS
RIGHT OF ENTRY HOLDERS
CHARTER OPERATION WITH AN ASSOCIATED BUILDING
OPERATING ON THE PROPERTY OF THE STATE OF NH,
PEASE DEVELOPMENT AUTHORITY-DIVISION OF PORTS AND HARBORS (PDA-DPH)

All Charter Right of Entry holders with an associated building, storage container or cooler, are required to provide a Certificate of Insurance ("COI") to the Pease Development Authority-Division of Ports and Harbors ("PDA-DPH") before the commencement of business on PDA-DPH property and to maintain such insurance while conducting such business. ***ROE holder shall ensure renewal certificates of insurance are on file with PDA-DPH prior to policy expiration dates.*** Failure to comply with the requirements set forth herein may cause a delay in opening for business on schedule or result in the immediate termination of this contract.

The following are the minimum requirements for insurance coverage:

1. **Commercial General Liability**: shall provide for a liability limit on account of each accident resulting in bodily injury, death, or property damage to a limit of not less than $1,000,000.00 per occurrence.
2. **Protection and Indemnity:** shall provide for a liability limit on account of each accident resulting in bodily injury, death, or property damage to a limit of not less than $1,000,000.00 per occurrence.
3. **Dockside liability endorsement**: Covering piers, gangways, and docks
4. **Automobile Liability**: $1,000,000.00 automobile liability coverage.
5. **Workers Compensation**: Coverage equal to minimum statutory levels as required by New Hampshire State law.
6. **Additional Insureds**: State of New Hampshire, Pease Development Authority, and Division of Ports and Harbors, must be named as additional insureds under all liability coverages
7. **Certificate Holder**:
   Pease Development Authority, Division of Ports of Harbors
   555 Market St.
   Portsmouth, NH 03801
8. **Notice of Cancellation**: A 30 day notice of cancellation (with the exception of a 10 day notice for non-payment of premium) must be provided.
9. **Waiver of Subrogation**: With the exception of workers compensation coverage, a statement that a waiver of subrogation is included with respect to applicable coverage
10. **Primary Insurance:** A provision that any liability coverage required to be carried shall be primary and noncontributing with respect to any insurance carried by the PDA.
11. **Renewed COI's to be forwarded to additional insured prior to previous COI expiration date.**

For questions, please contact the Pease Development Authority Legal Department at **(603) 433-6348**.

PEASE
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DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Ferrini:

In accordance with RSA 12-G:38,III, the Pease Development Authority ("PDA") Board of Directors hereby approves of and adopts an increase to the Zone Fee Schedule for Foreign Trade Zone No. 81 on substantially the same terms and conditions as the draft attached hereto subject to further review and edits as may be required by PDA's General Counsel and the Foreign Trade Zone Board.

Further, the PDA Board authorizes the Executive Director to take any necessary or recommended action in furtherance of this matter; all in accordance with the memorandum of Richard Hartley, Director of Ports and Harbors, dated May 28, 2026; attached hereto.

N:\RESOLVES\Forms\Foreign Trade Zone - Tariff.docx

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

TO: Pease Development Authority ("PDA"), Board of Directors

FROM: Richard Hartley, Director, Ports and Harbors RAH

DATE: May 28, 2026

SUBJECT: Foreign-Trade Zone ("FTZ") 81 Fee Schedule

In accordance with RSA 12-G:38 III, the Pease Development Authority is authorized to establish and collect fees for the management of any foreign trade zone established or maintained under this chapter.

As the Zone Grantee representative for FTZ 81 (the "Zone"), the Division of Ports and Harbors (the "Division") has reviewed the current fee schedule and is proposing the following increases to the fees assessed to companies and operators within the Zone.

Annual Warehouse Operator: **Change from $2,000 to $5,000**
Annual Manufacturing Zone Operator Fee: **Change from $5,000 to $10,000**

The current Zone fee schedule was last updated on August 22, 2014. Since that time, the responsibilities of the Zone Grantee have expanded significantly and now require hundreds of staff hours annually to assist FTZ operators, customs brokers, and operator consultants with applications, activations, compliance matters, and preparation and submission of the required annual report to the Foreign-Trade Zones Board. In addition, the Zone Grantee is responsible for submitting all applications on behalf of applicants to both the Foreign-Trade Zones Board and U.S. Customs and Border Protection.

Recent tariff increases have also resulted in substantial growth in FTZ activity. In 2025, the number of applicants have more than tripled and similar growth within the Zone is anticipated in the coming years. To ensure continued compliance and effective administration of the Zone, the Division is in the process of retaining an FTZ coordinator to support these responsibilities. An increase in fees is necessary to continue to fund these services through the FTZ operating budget.

Accordingly, the Division recommends approval of the proposed FTZ fee increases with the revised fees to become effective on July 1, 2026.

PEASE
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DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Semprini:

The Pease Development Authority Board of Directors hereby moves that item numbers _________ from the Division of Ports and Harbors consent agenda list below be approved as a single consent agenda item with waiver, and that the proposed motions included for each be incorporated into such approval as the operative motion for each item.

1. Market Street Terminal – Truck Scale Inspection/Service Agreement – Northeast Scale

**NOTE: This motion requires 5 affirmative votes.
Roll Call Vote Required.**

N:\RESOLVES\2026\Consent Agenda – DPH with waiver (6-16-2026).docx

Phone: 603.433.6088 Fax: 603.427.0433 www.peasedev.org

PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive Portsmouth, NH 03801

SAMPLE MOTION

Director Semprini,

The Pease Development Authority Board of Directors hereby authorizes the Executive Director to finalize and execute a ten-year service agreement with Northeast Scale Co., Inc. to provide twice per year inspections, maintenance, and service of the truck scale at the Market Street Terminal; all in accordance with the memorandum of Richard Hartley, Director, Division of Ports and Harbors dated June 10, 2026, and draft agreement, attached hereto.

In accordance with the provisions of RSA 12-G:8, VIII, the Board justifies the waiver of the RFP requirement as the truck scale was purchased from and installed by Northeast Scale Co., Inc., an authorized service provider of the scale manufacturer.

N:\RESOLVES\2026\DPH -Truck Scale at Market St Terminal - Inspection & Service Agr (6-16-26)

PEASE
INTERNATIONAL
PORTS AND HARBORS

555 Market Street, Suite 1 Portsmouth, NH 03801

To: Pease Development Authority ("PDA") Board of Directors

From: Richard Hartley, Director, Ports and Harbors

Date: June 10, 2026

Re: Request Authorization to Finalize a Ten-Year Service Agreement with Northeast Scale Co., Inc.

The Division of Ports and Harbors (the "Division") requests authorization to finalize and enter into a ten-year service agreement with Northeast Scale Co., Inc. for the inspection, maintenance, and service of the Division's truck scale at the Market Street Terminal.

The truck scale was purchased and installed in the Fall of 2025, is fully functioning, and in use. The scale came with a ten-year manufacturer's warranty. The Division has negotiated a ten-year service agreement with Northeast Scale Co., Inc., the installer of the scale and an authorized service provider of the manufacturer. The proposed agreement will provide for two annual inspections and preventative maintenance service visits throughout a ten-year term. Establishing this service schedule is necessary to maintain adherence to the warranty requirements and to ensure the continued reliability and accuracy of the scale.

The initial annual cost of the agreement is $2,550.00 (2026), based on two inspections per year at $1,275.00 per inspection. Beginning in 2027, costs will increase by 3% annually in accordance with the terms of the draft agreement. The annual expense will be paid from the Market Street Terminal operating budget.

Therefore, the Division requests authorization for the PDA Executive Director to execute a ten-year service agreement with Northeast Scale Co., Inc. substantially consistent with the terms described above and in accordance with the draft agreement attached. The Division requests a waiver of the RFP requirement as Northeast Scale Co., Inc. was the installer of the truck scale and an authorized service provider of the scale manufacturer, which is required for the ten-year warranty.

SHORT FORM AGREEMENT

PDA General Terms and Conditions

SUBJECT: Bi-Annual Truck Scale Inspections – DPH Market Street Terminal

AGREEMENT

The Pease Development Authority and the Contractor hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Pease Development Authority ("PDA")		1.2 PDA Address 55 International Drive Portsmouth, NH 03801	
1.3 Northeast Scale Co., Inc. ("Contractor")		1.4 Contractor Address 40 Londonderry Turnpike 2-E Hooksett, NH 03106	
1.5 Contractor Phone 800-543-4828	1.6 Account Number **N/A**	1.7 Completion Date **See Section 3**	1.8 Price Limit **See Section 4**
1.9 Contracting Officer for PDA Paul E. Brean, Executive Director		1.10 PDA Phone Number 603-433-6088	
1.11 Contractor Signature		1.12 Name and Title of Contractor Signatory	
1.13 PDA Signature		1.14 Name and Title of Signatory for PDA Paul E. Brean, Executive Director, A.A.E.	

2. EMPLOYMENT OF CONTRACTOR/ SERVICES TO BE PERFORMED. The Pease Development Authority, identified in block 1.1 ("PDA"), engages contractor identified in block 1.3 ("Contractor") to perform, and the Contractor shall perform/provide, the following work ("Services") at the Division of Ports and Harbors ("DPH") Market Street Terminal, 555 Market Street, Portsmouth, NH 03801:

Twice per year during normal business hours the Contractor shall:

- make brief visual inspection of the scale,
- provide minor mechanical and electronic adjustments,
- perform "Section Test" with certified weight truck to make minor sectional adjustments,
- calibrate the truck scale with certified test weights in conformance with N.I.S.T. * Handbook 44 specifications (*Formerly known as National Bureau of Standards),
- furnish PDA with a full written report of test results and other findings,
- include the NH State certification once a year
- record the requested services into the Contractor's service computer so that a work order will generate at the first of each month for intervals indicated (March & September). Contractor shall coordinate with DPH staff to schedule the specific inspection date.

The scope of work does not include repairs required if the scale cannot be certified. If services beyond the scope of this Agreement are required, Contractor will provide the scope of work for prior approval by PDA.

3. EFFECTIVE DATE/COMPLETION OF SERVICES.
3.1 Notwithstanding any provision of this Agreement to the contrary, this Agreement, and all obligations of the parties here under, shall not become effective until June 16, 2026 ("Effective Date"). Notwithstanding this Agreement, the PDA acknowledges that the scale factory warranty terminates on December 4, 2035.
3.2 This Agreement shall be for a term of ten (10) years from the Effective Date.

4. CONTRACT PRICE/PRICE LIMITATION. During the term of this Agreement, Services shall be provided at the following rates:

- The Vendor will perform the Services described in Section 2, to one (1) scale, two (2) times a year at $1,2750.00 per inspection. Annual (beginning in 2027) increase of 3% for the duration of the term of this Agreement.
- Initiate extra charges for any requested emergency services, any requested extra labor services outside this agreement, and any requested truck service charges beyond this agreement, at Contractor's standard fees. All labor charges are $140.00 per hour per man portal to portal; test truck zone charge is $1,000.00, service vehicle zone charge is $250.00, HD truck zone charge is $800, pressure washer charge is $850. Parts are extra unless covered under warranty. Rates are subject to adjustment based on changes in operational costs or market conditions.
- All services requested by customer beyond normal business hours (8:00AM – 4:30PM, Monday – Friday) or services required longer than eight hours in any one day (M-F) will be charged at time and a half. Services performed on Sundays or holidays will be billed at double time.

Upon acceptance, invoices shall be submitted to invoices@peasedev.org, or by person, or U.S. Mail to 55 International Drive, Portsmouth, NH 03801, Attn: Accounts Payable. Payments will be made in full within thirty (30) days after receipt of invoice or approval from PDA's designee and acceptance of the completed services to the PDA's satisfaction, whichever is later, as the NET30 basis.

5. COMPLIANCE BY CONTRACTOR WITH LAWS AND REGULATIONS. In connection with the performance of the Services, the Contractor shall comply with all statutes, laws, regulations, and orders of federal, state, county or municipal authorities which impose any obligation or duty upon the Contractor, including, but not limited to, civil rights and equal opportunity laws. In addition, the Contractor shall comply with all applicable copyright laws.

6. TERMINATION.
6.1 Either party may terminate this Agreement for any reason upon ninety (90) days written notice to the other. All outstanding invoices shall be paid through the date of termination. In the event this Agreement is terminated by the PDA for any reason, the Contractor will have no further warranty responsibility.
6.2 In the event of an early termination of this Agreement for any reason other than the completion of the Services and/or delivery of Goods, the Contractor shall deliver to the PDA, not later than fifteen (15) days after the date of termination, a written report ("Termination Report") describing in detail all Services performed and/or Goods delivered, and the contract price earned, to and including the date of termination.

7. CONTRACTOR'S RELATION TO THE PDA. In the performance of this Agreement the Contractor is in all respects an independent contractor and is neither an agent nor an employee of the PDA. Neither the Contractor nor any of its officers, employees, agents or members shall have authority to bind the PDA or receive any benefits, workers' compensation or other emoluments provided by the PDA to its employees.

8. ASSIGNMENT/DELEGATION/SUBCONTRACTS. The Contractor shall not assign or otherwise transfer any interest in this Agreement without the prior written consent of the PDA

9. INDEMNIFICATION. The Contractor shall defend and indemnify the PDA and the State of New Hampshire, their officers, board members, agents, and employees (the "Indemnitees") from and against all losses, suits, claims, liabilities, penalties, fines, judgments, costs, and expenses, including without limitation attorneys' fees, consultants' fees, and experts' fees arising out of, or in any manner predicated upon personal/bodily injury, death, or property damage resulting from, related to, caused by (or which may be claimed to be caused by), or arising out of (or which may be claimed to arise out of) the Contractor's performance of its obligations under this Agreement; or which is caused in whole or in part (or which may be claimed to be caused in whole or in part) by any negligent or willful act or omission of the Contractor, its subcontractors, anyone directly employed by either the Contractor or its subcontractors. The agreements contained in the preceding sentence do not extend to claims for damages caused by negligence or willful misconduct of the by others including the PDA without contributory fault on the part of any person, entity, or corporation. In the event that any action or proceeding is brought against the PDA by reason of any matter for which the Contractor has hereby agreed to defend and indemnify, the Contractor, upon notice from the PDA, covenants to defend such action or proceeding with counsel acceptable to the PDA. Notwithstanding the foregoing, nothing herein shall be deemed to constitute a waiver of the sovereign immunity of PDA or the State of New Hampshire which is hereby reserved to PDA and the State of New Hampshire. The provisions of this paragraph 9 shall survive the expiration or termination of this Agreement, and the Contractor's obligations hereunder shall apply whenever the PDA incurs costs or liabilities described above.

10. INSURANCE.

10.1 The Contractor shall, at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance:

10.1.1 general liability insurance against all claims of bodily injury, death or property damage in amounts of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate; and

10.1.2 automobile liability insurance in amounts of not less than $1,000,000 per occurrence and $1,000,000 in the aggregate.

10.2 The policies described in subparagraph 10.1.1 and 10.1.2 herein shall be primary and non-contributory with respect to insurance of the PDA, include a waiver of subrogation in favor of the PDA, and be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H. Department of Insurance, and issued by insurers licensed in the State of New Hampshire.

10.3 The Contractor shall furnish to the Contracting Officer identified in block 1.9, or his or her successor, a certificate(s) of insurance consistent with N.H. RSA 412:6-b for all insurance required under this Agreement. The insurance requirements herein are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. On the insurance policies that PDA is named as an additional insured, PDA shall be an additional insured to the full limits of the liability coverage purchased by Contractor, even if those limits of liability are more than those required by the terms of this Agreement. Contractor shall also furnish to the Contracting Officer identified in block 1.9, or his or her successor, certificate(s) of insurance for all renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the insurance policies. The certificate(s) of insurance and any renewals thereof shall be attached and are incorporated herein by reference. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Contracting Officer identified in block 1.9, or his or her successor, no less than ten (10) days prior written notice of cancellation or modification of the policy.

11. WORKERS' COMPENSATION. By signing this agreement, the Contractor agrees, certifies and warrants that the Contractor is in compliance with or exempt from, the requirements of N.H. RSA chapter 281-A *("Workers' Compensation")*.

12. AMENDMENT. This Agreement may be amended, waived, or discharged only by an instrument in writing signed by the parties hereto.

13. CONSTRUCTION OF AGREEMENT AND TERMS. This Agreement shall be construed in accordance with the laws of the State of New Hampshire and is binding upon and inures to the benefit of the parties and their respective successors and assigns. The wording used in this Agreement is the wording chosen by the parties to express their mutual intent, and no rule of construction shall be applied against or in favor of any party.

14. DEFAULT. In the event of any dispute arising under this Agreement, the parties agree to participate in mediation in good faith with a mutually agreed upon mediator as a precondition to any litigation.

15. JURISDICTION. The parties submit all their disputes arising out of or in connection with this Agreement to the exclusive jurisdiction of the Courts of the State of New Hampshire.

END OF DOCUMENT

PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive, Portsmouth NH 03801

MEMORANDUM

To: Pease Development Authority Board of Directors

From: Paul E. Brean, Executive Director

Date: June 5, 2026

Re: Special Event

I am pleased to report on the following special event:

1. Marathon Sports, LLC held its Portsmouth 5K road race on Saturday, May 23, 2026, with its start and finish at Paddy's American Bar & Grille.

2. On Saturday, May 30, 2026, the Annual Walk MS event was held which consisted of 1-mile and 3- mile walking routes with its start and finish at Great Bay Community College.

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PEASE
INTERNATIONAL
DEVELOPMENT
AUTHORITY

55 International Drive, Portsmouth NH 03801

RIGHT TO KNOW UPDATE: Effective January 1, 2018, RSA 91-A, the Right to Know Law was modified to include that "If a member of the public body believes that any discussion in a meeting of the body, including in a nonpublic session, violates this chapter, the member may object to the discussion. If the public body continues the discussion despite the objection, the objecting member may request that his or her objection be recorded in the minutes and may then continue to participate in the discussion without being subject to the penalties of RSA 92-A:8, IV or V. Upon such request, the public body shall record the member's objection in its minutes of the meeting. If the objection is to a discussion in nonpublic session, the objection shall also be recorded in the public minutes, but the notation in the public minutes shall include only the members name, a statement that he or she objected to the discussion in nonpublic session, and a reference to the provision of RSA 91-A:3, II, that was the basis for the discussion."

MOTION

Director Fournier:

The Pease Development Authority Board of Directors will enter non-public session pursuant to NH RSA 91-A:3 for the purpose of discussing:

1. NH RSA 91-A:3, II (i),
2. NH RSA 91-A:3, II (j) and;
3. NH RSA 91-A:3, II (l).

NOTE: Roll Call vote required.

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PEASE INTERNATIONAL DEVELOPMENT AUTHORITY

55 International Drive, Portsmouth NH 03801

SAMPLE MOTION

Director Conard:

Resolved, pursuant to NH RSA 91-A:3, the Pease Development Authority Board of Directors hereby determines that the divulgence of information discussed and decisions reached in the non-public session of its June 16, 2026, meeting related to the consideration of legal advice from legal counsel and discussion of confidential airport security matters are confidential matters which, if disclosed publicly, would render the proposed actions ineffective and further agrees that the minutes of said meeting be held confidential until, in the opinion of a majority of the Board of Directors, the aforesaid circumstances no longer apply.

NOTE: This requires 5 affirmative votes.
Roll Call Vote Required.

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