Regular Meeting of the AUSTIN-BERGSTROM LANDHOST ENTERPRISES, INC.
BOARD OF DIRECTORS
TUESDAY, NOVEMBER 17, 2026 at 10:00 AM
AUSTIN AIRPORT HILTON HOTEL, DEL VALLE BOARD ROOM
9515 HOTEL DRIVE
AUSTIN, TEXAS 78719

Some members of the Austin-Bergstrom Landhost Enterprises, Inc. Board may be participating by videoconference.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. Registration no later than noon the day before the meeting is required for remote participation by telephone. To register to speak remotely, call or email Ammie Calderon, 512-530-6605, Ammie.Calderon@flyaustin.com.

CURRENT BOARD MEMBERS:

Tracy Thompson, Esq., Vice President
Rajeev Thomas, Treasurer
Rustin Roussel, Secretary
Gregory Milligan
Leslie Thorne, Esq.

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

APPROVAL OF MINUTES

1. Approve the minutes of the Austin-Bergstrom Landhost Enterprises, Inc. (Corporation) Board of Directors regular meeting of August 19, 2026.

BRIEFINGS

2. Briefing on the anticipated re-appointment by Austin City Council of each current member of ABLE's Board of Directors to a new six-year board term beginning on January 28, 2027.

   Presented by Jason Alexander, Austin Aviation Deputy Chief of Airport Affairs.

3. Presentation by the hotel management team on year-to-date operating and financial results through September 30, 2026, and 2026 Q4 forecast.

   Presented by Sean Fitzgerald, Prospera Hospitality.

4. Presentation by the hotel management team of the Proposed Fiscal Year 2027 Operating Budget, Proposed Fiscal Year 2027 Capital Budget, and 2027-2031 Five-Year Capital Plan.

   Presented by Sean Fitzgerald, Prospera Hospitality.

5. Update on the Product Improvement Plan (PIP) Phase 3 project.

   Presented by Tim Breed, Prospera Hospitality.

6. Employee Retention Credit (ERC) status update.

   Presented by Tim Breed, Prospera Hospitality.

7. Update on implementation of FY2025 audit recommendation.

   Presented by Tim Breed, Prospera Hospitality.

8. Briefing on the anticipated timeline on the renewal/extension of the collective bargaining agreement with Unite Here Local 23.

   Presented by Tim Breed, Prospera Hospitality.

9. Briefing on compliance with the Revenue Covenant of the Indenture of Trust.

   Presented by Rajeev Thomas, Austin Aviation CFO and ABLE Treasurer.

DISCUSSION AND ACTION ITEMS

10. Discussion and possible action to approve a Fiscal Year 2027 Operating Budget. [Note: Proposed Operating Budget and Taxpayer Impact Statement are attached to this Agenda.]

11. Discussion and possible action to approve a Fiscal Year 2027 Capital Budget. [Note: Capital Budget and Taxpayer Impact Statement are attached to this Agenda.]

FUTURE AGENDA ITEMS

ADJOURNMENT

The Board may go into a closed session, if necessary and to the extent permitted by Section 551.071 of the Texas Government Code, to receive advice of legal counsel on certain items on this agenda.

Austin-Bergstrom Landhost Enterprises, Inc. and the City of Austin are committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring sign language interpreters or alternative formats, please give notice at least two (2) days before the meeting date. Please call Ammie Calderon, Austin Aviation Department, at 512-530-6605 for additional information; TTY users route through Relay Texas at 711.

For more information on Austin-Bergstrom Landhost Enterprises, Inc., please contact Jason Alexander at 512-530-6619 or Jason.Alexander@flyaustin.com.

Austin-Bergstrom Landhost Enterprises, Inc
Hilton Austin Airport
Budget Report - Full Service- Austin
As of 12/31/2026

2027 Budget	%	2026 Actual Forecast	%	Variance Budget	%		2026 Actual Forecast	%	2025 Actual	%	Variance	%
						EARNINGS STATEMENT						
86.57%		81.02%		5.55%	6.86%	Total Occupancy %	81.02%		82.39%		-1.37%	-1.66%
86.36%		80.82%		5.54%	6.86%	Revenue Occupancy %	80.82%		82.29%		-1.47%	-1.79%
167.28		167.80		-0.52	0.00	Average Room Rate	167.80		171.93		-4.13	-0.02
144.46		135.61		8.85	0.07	RevPAR	135.61		141.47		-5.86	-0.04
						OPERATING REVENUE:						
13,814,704	78.80%	12,968,134	78.42%	846,570	6.53%	ROOMS REVENUE	12,968,134	78.42%	13,528,864	77.24%	-560,730	-4.14%
3,051,637	17.41%	2,819,271	17.05%	232,365	8.24%	FOOD AND BEVERAGE REVENUE	2,819,271	17.05%	3,456,004	19.73%	-636,732	-18.42%
666,067	3.80%	748,521	4.53%	-82,454	-11.02%	OTHER INCOME	748,521	4.53%	530,454	3.03%	218,067	41.11%
17,532,408	**100.00%**	**16,535,927**	**100.00%**	**996,481**	**6.03%**	**TOTAL OPERATING REVENUE**	**16,535,927**	**100.00%**	**17,515,322**	**100.00%**	**-979,396**	**-5.59%**
						OPERATING EXPENSES						
3,710,198	21.16%	3,453,441	20.88%	256,757	7.43%	ROOMS EXPENSES	3,453,441	20.88%	3,488,499	19.92%	-35,058	-1.00%
2,101,568	11.99%	2,061,065	12.46%	40,503	1.97%	FOOD AND BEVERAGE EXPENSES	2,061,065	12.46%	2,408,659	13.75%	-347,595	-14.43%
93,471	0.53%	75,069	0.45%	18,402	24.51%	OTHER EXPENSES	75,069	0.45%	80,061	0.46%	-4,992	-6.23%
5,905,236	**33.68%**	**5,589,574**	**33.80%**	**315,662**	**5.65%**	**TOTAL OPERATING EXPENSES**	**5,589,574**	**33.80%**	**5,977,219**	**34.13%**	**-387,644**	**-6.49%**
						DEPARTMENT PROFITS						
10,104,506	73.14%	9,514,693	73.37%	589,813	6.20%	ROOMS PROFIT	9,514,693	73.37%	10,040,366	74.21%	-525,672	-5.24%
950,069	31.13%	758,207	26.89%	191,862	25.30%	FOOD AND BEVERAGE PROFIT	758,207	26.89%	1,047,344	30.31%	-289,137	-27.61%
572,596	3.27%	673,452	4.07%	-100,857	-14.98%	OTHER PROFIT	673,452	4.07%	450,394	2.57%	223,059	49.53%
11,627,171	**66.32%**	**10,946,353**	**66.20%**	**680,819**	**6.22%**	**TOTAL DEPARTMENT PROFITS**	**10,946,353**	**66.20%**	**11,538,104**	**65.87%**	**-591,751**	**-5.13%**
						UNDISTRIBUTED EXPENSES						
891,140	5.08%	823,830	4.98%	67,310	8.17%	ADMINISTRATION & GENERAL	823,830	4.98%	791,981	4.52%	31,849	4.02%
464,609	2.65%	459,577	2.78%	5,032	1.09%	CREDIT CARD COMMISSIONS	459,577	2.78%	481,115	2.75%	-21,538	-4.48%
309,411	1.76%	312,934	1.89%	-3,523	-1.13%	INFORMATION & TELECOMMUNICATIONS	312,934	1.89%	292,442	1.67%	20,491	7.01%
533,701	3.04%	486,087	2.94%	47,614	9.80%	SALES & MARKETING	486,087	2.94%	501,681	2.86%	-15,594	-3.11%
1,306,692	7.45%	1,214,803	7.35%	91,889	7.56%	FRANCHISE FEES	1,214,803	7.35%	1,330,234	7.59%	-115,431	-8.68%
403,245	2.30%	381,210	2.31%	22,035	5.78%	LOYALTY PROGRAMS	381,210	2.31%	410,759	2.35%	-29,549	-7.19%
802,351	4.58%	761,902	4.61%	40,450	5.31%	PROPERTY OPERATION & MAINTENANCE	761,902	4.61%	833,492	4.76%	-71,590	-8.59%
811,916	4.63%	762,711	4.61%	49,205	6.45%	UTILITIES	762,711	4.61%	727,619	4.15%	35,092	4.82%
5,523,065	**31.50%**	**5,203,054**	**31.47%**	**320,011**	**6.15%**	**TOTAL UNDISTRIBUTED EXPENSES**	**5,203,054**	**31.47%**	**5,369,324**	**30.66%**	**-166,270**	**-3.10%**
6,104,106	**34.82%**	**5,743,299**	**34.73%**	**360,807**	**6.28%**	**GROSS OPERATING PROFIT**	**5,743,299**	**34.73%**	**6,168,780**	**35.22%**	**-425,481**	**-6.90%**
525,972	3.00%	496,078	3.00%	29,894	6.03%	MANAGEMENT FEE	496,078	3.00%	525,460	3.00%	-29,382	-5.59%
5,578,134	**31.82%**	**5,247,221**	**31.73%**	**330,913**	**6.31%**	**INCOME BEFORE NON-OPERATING**	**5,247,221**	**31.73%**	**5,643,320**	**32.22%**	**-396,099**	**-7.02%**

Austin-Bergstrom Landhost Enterprises, Inc
Hilton Austin Airport
Budget Report - Full Service- Austin
As of 12/31/2026

2027 Budget	%	2026 Actual Forecast	%	Variance Budget	%		2026 Actual Forecast	%	2025 Actual	%	Variance	%
						NON-OPERATING INCOME & EXPENSES						
1,382,182	7.88%	1,119,597	6.77%	262,585	23.45%	FIXED EXPENSES	1,119,597	6.77%	801,799	4.58%	317,798	39.64%
1,382,182	**7.88%**	**1,119,597**	**6.77%**	**262,585**	**23.45%**	**TOTAL NON-OPERATING INCOME AND EXPENSE**	**1,119,597**	**6.77%**	**801,799**	**4.58%**	**317,798**	**39.64%**
4,195,952	**23.93%**	**4,127,624**	**24.96%**	**68,328**	**1.66%**	**EBITDA**	**4,127,624**	**24.96%**	**4,841,521**	**27.64%**	**-713,897**	**-14.75%**
						TTL INT, DEPR, AMORT & OTHER						
-434,525	-2.48%	-458,657	-2.77%	24,132	-5.26%	AMORTIZATION	-458,657	-2.77%	-465,358	-2.66%	6,701	-1.44%
3,386,481	19.32%	3,378,229	20.43%	8,252	0.24%	DEPRECIATION	3,378,229	20.43%	3,369,453	19.24%	8,776	0.26%
1,690,029	9.64%	1,802,038	10.90%	-112,010	-6.22%	INTEREST	1,802,038	10.90%	1,888,726	10.78%	-86,687	-4.59%
0	0.00%	0	0.00%	0	0.00%	TAXES	0	0.00%	0	0.00%	0	0.00%
0	0.00%	0	0.00%	0	0.00%	OTHER COSTS	0	0.00%	0	0.00%	0	0.00%
4,641,985	**26.48%**	**4,721,611**	**28.55%**	**-79,626**	**-1.69%**	**TTL INT, DEPR, AMORT & OTHER**	**4,721,611**	**28.55%**	**4,792,821**	**27.36%**	**-71,210**	**-1.49%**
-446,033	**-2.54%**	**-593,987**	**-3.59%**	**147,954**	**-24.91%**	**INCOME BEFORE INCOME TAXES**	**-593,987**	**-3.59%**	**48,701**	**0.28%**	**-642,687**	**1,319.67%**

Austin-Bergstrom Landhost Enterprises, Inc.
Taxpayer Impact Statement
Proposed Fiscal Year 2027 Operating Budget

Austin-Bergstrom Landhost Enterprises, Inc. has no taxing authority. There is no taxpayer impact if the above noted budget is adopted.

Hilton Austin Airport
2027 Proposed Capital Budget

Area	Project Description/Title	Project Justification	Target Quarter	Budget 2027 Thousands (000s)
Rooms	Hilton Brand Duvet Inserts	Brand required	Q1	19.3
Recreational Facilities and Other Amenities	Shuttle Vans (2)	Annual lease payments	Ongoing	79.5
Mechanical System Replacement	Air Handler Units and Variable Air Volume Boxes - Refurbish	Updates to prevent potential mold issues	Q1	80.0
	Elevator Control Room AC	Final unit, 3 of 4 already replaced	Q1	20.0
Technology	Digital Signage - Meeting Rooms, Lobby	Guest satisfaction, wayfinding	Q1	40.0
	Lock System RFID Upgrade - Meeting Rooms, Elevators	To complete required RFID lock system program	Q1	77.0
	Phone System Upgrade	Existing system technology phase-out	Q1	51.5
Building and Custodial	Ballroom Ceiling - Leak Repairs	Original to the building, needing replacement	Q3	140.0
	Building Drain Line Replacement	Replace original cast-iron drain line pipes	Q3	25.0
	Building Exterior - Crown Light Retrofit	Per QA, guest satisfaction	Q4	55.0
	Building Exterior - EIFS Repairs	2026 Property Condition Report	Q3	120.0
	Building Exterior - Paint, Seal	Per QA, 2026 Property Condition Report	Q4	180.0
	Building Exterior - Roof Repairs	Minor repairs to damaged areas, 2026 Property Condition Report	Q2	32.2
	Concrete Work - Sidewalks	Per QA, 2026 Property Condition Report	Q2	50.0
	Cooling Tower Repairs	2026 Property Condition Report	Q2	7.5
	Parking Lot - Repair, Seal, Stripe	Per QA, 2026 Property Condition Report	Q2	125.0
Brand Standards and Contingency	Emergency Fund	5% of Reserve for Replacement	As needed	35.0
	Hilton Brand Standards Reserve	5% of Reserve for Brand changes	As needed	35.0
TOTAL 2027 PROPOSED CAPITAL BUDGET			**Total**	**1172.0**

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