

**DES MOINES AIRPORT AUTHORITY BOARD  
SUMMARY MINUTES OF MEETING  
Des Moines International Airport  
March 10, 2026**

**Call to Order and Roll Call:** 9:00 a.m.

**Chaired by:** Ms. Lauridsen Sand

**Present:** Mr. Christensen, Mr. Dickinson, Ms. Feeney, Mr. Feldmann,  
Ms. Lauridsen Sand

**This meeting was held in-person with a Zoom link also available. The public was provided ability to monitor, but not participate in, the meeting online via Zoom. The Airport Board Room, 2nd Floor, Airport Terminal, was also open to the public.**

**A26-020 Consider Minutes for February 10, 2026, Regular Board Meeting**

Mr. Christensen moved to approve the minutes for the February 10, 2026, Regular Board Meeting. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-021 Consider Guaranteed Price Amendment No 11, Exhibit A-2, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a joint venture, for the Demolition of Existing Terminal for New Airport Terminal Construction Phase 1A Project**

The Chief Development Officer stated Airport Authority staff has been working through and coordinating schedules with each of the projects related to the New Terminal LIFT program. It was determined that completion dates were required to shift due to the Terminal Demo project. Shifting of these dates will allow an earlier start date to be established for Terminal Cowles Drive Phase IV project. The original completion date was September 30, 2027.

- May 20, 2027: partial demolition of existing terminal completed with Liquidated Damages of \$1,500/C.D.
- July 1, 2027: demo contractor is out of the roadway, with Liquidated Damages of \$1,500/C.D.

The Chief Development Officer stated Amendment No. 11 does not change the overall budget for the New Terminal Project. A Change Order for this work was approved through the Project Management Committee.

Mr. Dickinson asked about liquidated damages. The Chief Development Officer, the Chief Executive Officer, and Mr. Feldmann provided an explanation.

The Project Management Committee recommended the Board approve Amendment No. 11 for the Demolition of Existing Terminal for New Airport Terminal Construction Phase 1A Project with Weitz/Turner, A Joint Venture, and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents.

Mr. Christensen asked if \$17,000,000 dollars was the placeholder for the demolition. The Chief Development Officer stated he would look up the amount and provide that to the Board.

Mr. Christensen moved to approve Amendment No. 11 for the Demolition of Existing Terminal for New Airport Terminal Construction Phase 1A Project with Weitz/Turner, A Joint Venture, and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-022**

**Consider Contract for the Custom Crushing of Special Backfill for New Airport Terminal Construction Phase 1A Project with Reilly Construction Co., Inc.**

The Chief Development Officer stated Airport Authority staff has been working through and coordinating schedules with each of the projects related to the New Terminal LIFT program. It was determined to remove the soil backfill of the Terminal Demo project and replace it with special backfill material (crushed concrete). This material would be sourced from an existing concrete debris pile that Airport Authority has been storing at the Airport Authority Field Maintenance Facility. Due to timing of backfill operations during late winter/early spring season, it was determined that special backfill would keep the project on schedule with expected rainfalls.

The Chief Development Officer stated with crushing operations already under contract for Terminal Apron Phase 1A Bid Package No 1, Authority staff negotiated rates to crush Airport owned debris concurrently for backfill of Terminal Demo.

The Chief Development Officer stated, according to the Airport Authority's purchasing policy, the Board may exempt contracts or purchases for goods or services from its normal purchasing procedures for good cause. It is within the sole discretion of the Authority to determine what constitutes good cause for purposes of this provision. Examples may include procurements having unique requirements that can only be satisfied by a specific vendor, or procurements where competition is determined inadequate.

The Project Management Committee recommended the Board approve a non-competitive Contract for the Custom Crushing of Special Backfill for the New Terminal Construction Phase 1A Project, for good cause, with Reilly Construction Co., Inc. in the amount of \$170,000.00 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents.

Mr. Feldmann moved to approve a non-competitive Contract for the Custom Crushing of Special Backfill for the New Terminal Construction Phase 1A Project, for good cause, with Reilly Construction Co., Inc. in the amount of \$170,000.00 and authorize the Chief Development Officer to accept and close out this agreement when

completed in accordance with the contract documents. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-023 Consider Issuing a Hotel Request for Qualifications**

The Chief Executive Officer stated in January 2021 Foth Infrastructure & Environment LLC completed a study identifying multiple sites on the airport for potential development. Site A is between Terminal Way and Fleur Drive, east of the parking garage, indicating the highest and best use of this land being a hotel and supporting commercial use. The site is approximately 2.5 acres.

Authority staff has prepared a Request for Qualifications (RFQ) to determine the level of interest in this parcel based on the Authority's preferred use of the land for a hotel site. Authority staff wants to make sure it complements the new terminal design and that it connects to the new terminal via a skywalk to the parking garage into the new terminal. The RFQ contemplates possible Authority offices and commercial space on the ground floor along with a rooftop restaurant.

The Chief Executive Officer stated the process would be:

- Issue an RFQ with an April 10, 2026, deadline.
- Review RFQ responses.
- Begin to negotiate with developers in rank order.

The Chief Executive Officer recommended the Board approve issuing a Hotel RFQ.

Board members commented on the RFQ and asked some questions which the Chief Executive Officer answered.

Mr. Feldmann moved to approve issuing a Hotel Request for Qualifications. Mr. Christensen seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-024 Task Order No. 4 for the Commissioning Services for New Airport Terminal Construction Phase 1B East Project with SystemWorks, LLC**

The Chief Development Officer stated at the January 10, 2023, Board meeting, agenda item A23-007, the Authority approved the Master Agreement for Commissioning Services related to the future Terminal. This task order under the Master Agreement includes the scope of services to be performed by the Consultant for detailed work, services, and supplies necessary to support the Mechanical (including Building Automation System (BAS)), Electrical, and Plumbing (MEP) and Building Envelope (BE) commissioning, testing and balancing of mechanical equipment, and life safety testing for the New Passenger Terminal LIFT Program. Task Order No 4 provides this scope of work for Phase 1B East.

The Project Management Committee recommended the Board approve Task Order No. 4 for the Commissioning Services for the New Terminal Construction Phase 1B East Project with SystemWorks, LLC in the amount of \$198,674.00 and authorize the Chief Development Officer to accept and close out Task Order No. 4 when completed in accordance with the contract documents.

Mr. Christensen moved to approve Task Order No. 4 for the Commissioning Services for the New Terminal Construction Phase 1B East Project with SystemWorks, LLC in the amount of \$198,674.00 and authorize the Chief Development Officer to accept and close out Task Order No. 4 when completed in accordance with the contract documents. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-025**

**Consider Professional Services Agreement for the Relocation of Checkpoint Property Screening Systems for New Airport Terminal Construction Phase 1A Project with Leidos, Inc.**

The Chief Development Officer stated through programming and design, it was determined and coordinated with Transportation Security Administration (TSA) that the existing Checkpoint Property Screening Systems (CPSS) would be relocated and commissioned in the new Terminal. The contractor will relocate three lanes of existing equipment December 28, 2026. The remaining three lanes of existing equipment will be relocated the day after the Go Live date.

The Chief Development Officer stated with the Authority being required to move TSA equipment, Authority staff was required to utilize pre-approved contractors provided by TSA. The contract was negotiated with the approved contractor that was familiar with DSM equipment and able to meet required timelines.

The Chief Development Officer stated, according to the Authority's purchasing policy, the Board may exempt contracts or purchases for goods or services from its normal purchasing procedures for good cause. It is within the sole discretion of the Authority to determine what constitutes good cause for purposes of this provision. Examples may include procurements having unique requirements that can only be satisfied by a specific vendor, or procurements where competition is determined inadequate.

Board members asked various questions which were answered by the Chief Development Officer, Chief Operations Officer, and the Chief Executive Officer.

The Project Management Committee recommended the Board approve a non-competitive Professional Service Agreement for the relocation of Checkpoint Property Screening Systems for the New Terminal Construction Phase 1A Project with Leidos, Inc. in the amount of \$946,935.00, for good cause, and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents.

Mr. Dickinson moved to approve a non-competitive Professional Service Agreement for the relocation of Checkpoint Property Screening Systems for the New Terminal Construction Phase 1A Project with Leidos, Inc. in the amount of \$946,935.00, for good cause, and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents. Mr. Christensen seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-026      Public Hearing: Consider Award of Advertising Concession Agreement to Lamar Airport Advertising Company**

The Chief Financial Officer stated the current advertising agreement with Departure Media, Inc. expires on October 31, 2026. Authority staff conducted a Request for Proposals on October 16, 2025. Three advertising concessionaires submitted proposals. Each proposal was reviewed and rated based on six areas of qualifications. Based on the combined ratings from the Authority staff selection committee, Lamar Airport Advertising Company is recommended to be the Advertising concessionaire.

The Agreement will be effective on November 1, 2026, for the period of 5 years, with three one-year extension options.

Mr. Feldmann asked where the advertising locations will be in the terminal as well as the quantity. The Chief Executive Officer stated that information will be provided to the Board at the April 14, 2026, workshop.

Board members asked various questions.

The Chief Executive Officer stated a Lamar Airport Advertising Company representative was present at the meeting.

The questions were answered by the Chief Financial Officer, the Chief Executive Officer, and the Lamar representative.

**Ms. Lauridsen Sand opened the Public Hearing.**

Mr. Lauridsen Sand invited public comment. There were no comments.

**Ms. Lauridsen Sand closed the Public Hearing.**

The Chief Financial Officer recommended the Board approve the Advertising Concession Agreement with Lamar Airport Advertising Company.

Mr. Feldmann moved to approve the Advertising Concession Agreement with Lamar Airport Advertising Company. Mr. Christensen seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-027 Consider Iowa Commercial Aviation Infrastructure Fund II Grant Amendment**

The Chief Executive Officer stated the Airport Authority Board approved an Iowa Commercial Aviation Infrastructure Fund II (ICAIF2) grant in March 2025 with a period of performance through December 31, 2025, tied to specific bid packages. The specific work meeting the requirements of this grant did not get completed by December 31, 2025, so an extension was requested from the State of Iowa. The Iowa DOT Aviation office has provided this amendment to allow the full execution of the \$10 million grant. The extension goes to September 1, 2026.

The Chief Executive Officer recommended the Board approve the Iowa Commercial Aviation Infrastructure Fund II Grant Amendment.

Mr. Feldmann moved to approve the Iowa Commercial Aviation Infrastructure Fund II Grant Amendment. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-028 Consider Extension of the Common Use Software Support Agreement with Collins Aerospace**

The Chief Executive Officer stated the Chief Information Officer is out of the office today, so he would present this item.

The Chief Executive Officer stated the Common Use Software Support Agreement with Collins Aerospace is expiring and an extension has been negotiated by Airport Authority staff. This extension is a three-year term with total costs of \$337,733.68.

Board members asked various questions which were answered by the Chief Executive Officer.

The Chief Executive Officer recommended the Board approve the Extension of the Common Use Software Support Agreement with Collins Aerospace.

Mr. Dickinson moved to approve the Extension of the Common Use Software Support Agreement with Collins Aerospace. Mr. Feldmann seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A26-029 Consider Purchase Order with Embross for Kiosks in Support of Self-Bag Drop**

The Chief Executive Officer stated on February 10, 2026, the Airport Authority Board approved the purchase of Self-Bag Drop machines from SITA to be installed in the new terminal. Kiosks related to the system were not included in the contract with SITA due to the Authority's preference to purchase the kiosks from an existing kiosk

provider. This maintains consistency for the kiosk program and achieves other efficiencies. The total cost for eight Embross kiosks is \$134,868.

The Chief Executive Officer recommended the Board approve the Purchase Order with Embross for Kiosks in Support of Self-Bag Drop.

Mr. Christensen moved to approve the Purchase Order with Embross for Kiosks in Support of Self-Bag Drop. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

#### **A26-030**

#### **Financial Report**

- The Chief Financial Officer reported:
  - Revenue
    - Concession revenue started picking up heading toward spring break. Parking revenue is approximately 9% above budget and food & beverage revenue is approximately 33% above budget.
  - Cash Position
    - Total cash is down by \$9.2M from prior month.
    - The entire 2025 NonAMT bond proceeds of \$61M, including interest income of \$1.2M, was spent for construction of the new terminal by Feb. 2026.

#### **A26-031**

#### **Briefing**

- The Chief Operations Officer reported:
  - February 2026 taxi statistics.
  - February 2026 passenger statistics are not available yet.
  - February 2026 summary statistics.
  - It will be a busy summer with 24 RONS on peak nights. Airport Authority Operations is geared up to manage that. Another challenge is one way in and one way out like it was last year.
- The Chief Executive Officer thanked Deputy City Manager Matt Anderson and his City of Des Moines staff for the assistance they provided for the hotel request for qualifications.
- The Chief Executive Officer reported:
  - Since the April 14, 2026, workshop planned for after the April 14th regular board meeting may take longer than initially planned, the Chief Executive Officer asked if the Board would be willing to start the April 14<sup>th</sup> regular board meeting at 8:30 a.m. instead of 9 a.m. The Board agreed.
  - Two workshops with HNTB have been held regarding Phase 1C and two more Phase 1C workshops will be held before the April 14<sup>th</sup> Board workshop. Authority staff will request Phase 1C feedback from the Board at the April 14<sup>th</sup> Board workshop.
  - Spring break will be a very busy time at the airport. Airport parking might be tighter than originally anticipated since the opening of the new rental car center will be in June 2026 instead of January 2026. If



the new rental car center would've opened in January 2026, more parking spaces in the parking garage would be available for spring break. Overflow parking has been identified and will be available if needed.

- Risk Register
  - #32 changed from yellow to green which is positive.
- Passenger Terminal Project Report
  - Page 14 – Budget Summary
    - Contingency amounts
      - \$13.1 million on the owner's contingency which is approximately 2.5% of the total project.
      - Contractor contingency is approximately \$3.4 million.
    - Board members asked some questions which were answered by the Airport Authority officers.
- The airport restaurant management company, Aero Service Group, is providing one to two complimentary meals per week to TSA employees since they are not getting paid during the government shutdown. Aero Service Group did the same thing when the government shutdown occurred last fall. The Chief Executive Officer thanked the TSA agents for their dedication during government shutdowns. Mr. Feldmann asked about TSA wait times. The Chief Development Officer said the peak wait time is approximately 15 minutes.

**A26-032 Next Meeting**

- April 14, 2026, Regular Board Meeting

**A26-033 Adjourn**

Mr. Christensen moved to adjourn the meeting. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

The meeting adjourned at 9:57 a.m.

**Respectfully Submitted:**



**Jessica Feeney**  
Secretary/Treasurer



**Mary Benson**  
Board Clerk