

**DES MOINES AIRPORT AUTHORITY BOARD  
SUMMARY MINUTES OF MEETING  
Des Moines International Airport  
August 12, 2025**

**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.**

**A25-092      Consider Minutes for July 8, 2025, Regular Board Meeting**

Mr. Christensen moved to approve the minutes for the July 8, 2025, Regular Board Meeting. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-093      Consider Leasehold Mortgage for Vertical Vision Hangar Project**

**Public Hearing**

The Chief Executive Officer stated Vertical Vision has gone to their bank for financing on their building. The building is expected to be open next month. Vertical Vision requested approval of a leasehold mortgage on their land lease with the Airport Authority. This will provide for an interest in the lease rights to Northwest Bank should Vertical Vision default on their loan from Northwest Bank. If Vertical Vision defaults on their loan, the rights in the lease would go to Northwest Bank. Northwest Bank can get out of the lease after a year, then the building would revert to the Airport Authority.

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

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

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

The Chief Executive Officer recommended the Board approve the Leasehold Mortgage on the Vertical Vision Land Lease.

Mr. Feldmann moved to approve the Leasehold Mortgage on the Vertical Vision Land Lease. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-094**

**Consider Contract for Concourse Water Main Project with Waldinger Corporation**

The Chief Executive Officer stated there was a water main break in January 2025. The Authority had to replace the water line going from the landside to the airside. This project was always part of the plan due to eventual demolition of the terminal building. The pipe is currently outside and is wrapped and insulated. The plan is to move it inside. The Engineer's estimate for the project is \$98,349.00.

The Chief Executive Officer stated three quotes were opened on August 1, 2025, and the lowest responsive, responsible quote for the project was Waldinger Corporation in the amount of \$199,800.00 which was higher than the Engineer's estimate. The Chief Executive Officer stated the Chief Development Officer explained the estimates were higher in part due to the price of copper.

The Chief Executive Officer recommended the Board approve the Contract for Concourse Water Main Project with Waldinger Corporation in the amount of \$199,800.00 and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

Ms. Lauridsen Sand stated she appreciated the explanation provided within the presentation. Mr. Feldmann concurred.

Mr. Dickinson moved to approve the Contract for Concourse Water Main Project with Waldinger Corporation in the amount of \$199,800.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents. Mr. Feldmann seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-095**

**Consider Contract for Garage B Hourly Lighting Upgrade Project with Waldinger Corporation**

The Chief Executive Officer stated this project will include replacement of the ground floor parking garage "B" lighting as well as new fixtures in the pedestrian walkway on Level 2 of garage "B", from Stair Tower No 1 to No 2. The Engineer's estimate for the project is \$124,845.15. The lowest responsive, responsible quote for the project was Waldinger Corporation in the amount of \$100,736.00.

The Chief Executive Officer recommended the Board approve the Contract for Garage B Hourly Lighting Upgrade Project with Waldinger Corporation in the amount of \$100,736.00 and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents. Mr. Feldmann asked if the A, B, C names for the parking garages are new. The Chief Executive Officer stated yes, the garages were named A, B, and C when the new

parking garage opened. The Chief Executive Officer stated the two older garages were previously referred to as the north and south garages.

Mr. Feldmann moved to approve the Contract for Garage B Hourly Lighting Upgrade Project with Waldinger Corporation in the amount of \$100,736.00 and authorize the Chief Development Officer to accept and close out this project 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.

**A25-096      Consider rejecting the bid associated with South Garage Conversion to Public Parking Project**

The Chief Executive Officer stated only one bid was received and it was over the Engineer's estimate. The Chief Development Officer would like to put this out to bid later. Hopefully more bids will be received.

The Chief Executive Officer recommended the Board reject the bid associated with the South Garage Conversion to Public Parking project.

Ms. Feeney asked is there was a reason there was only one bid. The Chief Executive Officer stated it was likely due to the timing of the contractors' schedules. Mr. Christensen stated he suspects the rain impacted contractors' work.

Mr. Feldmann moved to reject the bid associated with the South Garage Conversion to Public Parking project. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-097      Financial Report**

- The Chief Financial Officer reported:
  - Two items of note under Expenditures comparing 2024 and 2025 on the first page:
    - Police
      - City of Des Moines delayed its annual rate increase last year. Will see this on next month's report.
    - Rental Car
      - 2024 number was low. That number last year went to prior month.
  - Revenue
    - The total revenue is 13% above budget. Without the interest income, the YTD revenue has turned around from 1.7% below budget in June to 0.2% over budget, or \$68K, an increase of 1.9% for the year. The summer events, such as National HS Speech/Debate, National Senior Games, and IndyCar played important roles to this significant revenue increase.
  - Cash

- Total cash is up by \$9M from prior month in which \$3.3M of reimbursement from Iowa Commercial Aviation Infrastructure Fund, \$3.8M from federal programs, and \$1M from interest income.
- Ms. Lauridsen Sand asked what other airports are saying about passenger counts. Is it the market norm to be down a little bit? The Chief Financial Officer stated she is not ready to answer that question yet, but she will check on that and get back to the Board on this.

**A25-098**

**Briefing**

- The Chief of Operations reported:
  - July 2025 taxi statistics.
  - July 2025 passenger statistics.
  - July 2025 summary statistics.
- Mr. Dickinson asked about why Frontier's numbers are down. The Chief of Operations stated it is a typical swing for Frontier.
- The Chief Executive Officer asked Ms. Sarah Hoodjer, Communications, Marketing, and Air Service Development Manager, to report on the results of the ASQ Pax Survey.
  - Ms. Hoodjer explained the purpose of the survey and shared results to-date which included DSM's ranking amongst ASQ Global Airports as well as DSM's ranking amongst airports of the same size. Ms. Hoodjer stated the Authority hired Catch Des Moines people to be field agents to take the surveys from passengers on their departures. Ms. Hoodjer stated she would email survey details to the Board after today's Board meeting.
  - The Chief Executive Officer stated the intent of the survey was to obtain scores for a year in the current terminal, then to obtain scores for the new terminal once it opens to see how they compare.
  - Board members asked multiple questions which the Chief Executive Officer and Ms. Hoodjer answered.
- The Chief Executive Officer reported:
  - Authority staff will submit multiple applications for the 2026 Airport Terminal Program (ATP) up to \$25 million dollars. It's the last year of the Bipartisan Infrastructure Law for ATP money.
  - Risk Register
    - Number 34 was added. Rain this summer has impacted the dirt movement to the apron project area. If it continues to rain, it could delay the apron project. The Authority is looking at adding lime to the dirt to dry it out faster.
    - The new terminal could open without new gates which would allow other projects associated with the new terminal to continue. The current 13 gates would still be available if the new terminal opens without new gates.
    - Board members asked questions which the Chief Executive Officer answered.
  - Received bids for 1B East. Authority staff will bring another GMP to the Board at the September 9, 2025, Board Meeting.

- Mr. Dickinson stated it might be time for another tour possibly in October 2025. The Chief Executive Officer stated that could be set up.

**A25-099      Next Meeting**


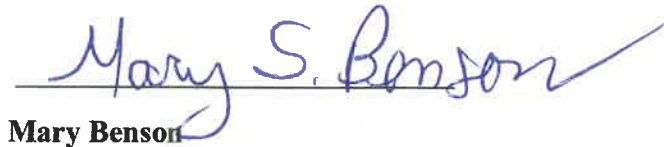
- September 9, 2025, Regular Board Meeting

**A25-100      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 9:45 a.m.

**Respectfully Submitted:**

  
**Jessica Feeney**  
**Secretary/Treasurer**  
**Mary Benson**  
**Board Clerk**