

**DES MOINES AIRPORT AUTHORITY BOARD
SUMMARY MINUTES OF MEETING
Des Moines International Airport
December 9, 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.

A25-132 Consider Minutes for November 11, 2025, Regular Board Meeting

Mr. Feldmann moved to approve the minutes for the November 11, 2025, 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.

A25-133 Consider Change Order No. 2 for Concourse A&C Water Main Refeed Project with The Waldinger Corporation

The Chief Development Officer stated on August 12, 2025, board agenda No. A25-094, the Airport Authority entered into an agreement with Waldinger Corporation for the Concourse A&C Water Main Refeed project. Change Order No. 2 adds additional scope of work related to refeeding Baggage Claim domestic and fire supply feeds. This project is included in the LIFT program for remodel of Baggage Claim into the new Administration offices and Operations Center. The goal of moving this scope of work up by a year is to reduce the downtime for utility modifications to be established, allowing earlier demolition of the current terminal. This work includes the tie-in to existing 12" main west of Baggage Claim and stubbing the domestic/fire feeds into the building. The LIFT project will accept and tie onto these feeds with the interior scope of work. Similar scope of work will be deducted from GMP 8 of the LIFT project.

The Chief Development Officer recommended the Board approve Change Order No. 2 to Concourse A&C Water Main Refeed Project contract with The Waldinger Corporation, increasing the amount of the contract by \$91,831.00, and authorize the Chief Development Officer to close out this contract and associated grant for the project when completed in accordance with the contract documents.

Mr. Christensen moved to approve Change Order No. 2 to Concourse A&C Water Main Refeed Project contract with The Waldinger Corporation, increasing the amount of the contract by \$91,831.00, and authorize the Chief Development Officer to close out this contract and associated grant for the project 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.

A25-134 Consider the 2026 Building No. 46 Addition Project

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project

The Chief Development Officer stated the project includes the construction of a 3,400 Sq Ft pre-engineered metal building addition with associated structural, mechanical, plumbing, and electrical work items, storm sewer, sanitary sewer, subdrain, concrete pavement sections, security fencing, traffic control, erosion control, and pavement markings. Expansion of existing facility will be utilized for shuttle bus maintenance activities.

The Engineer's Estimate for this project is \$2,692,000.00.

Ms. Lauridsen Sand opened the Public Hearing.

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

Ms. Lauridsen Sand closed the Public Hearing.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project

The Chief Development Officer recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project.

Mr. Feldmann moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the 2026 Building No. 46 Addition Project. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

c. Consider bid protest by Nelson Construction Services LLC regarding non-responsive bid

Mr. Jeff Osborne, Director of Construction, Nelson Construction & Development, requested to speak to the Board regarding the Nelson Construction & Development bid for this project being deemed as non-responsive. It was considered non-responsive due to not providing the names of the subcontractors and instead putting "TBD". Mr. Osborne provided reasons why he thought his bid should not be considered non-responsive and asked the Board to deem Nelson Construction & Development's bid as responsive or reject all bids and rebid the project.

The Chief Development Officer recommended the Board determine Nelson Construction Services LLC's bid related to 2026 Building No. 46 Addition project non-responsive.

Mr. Feldmann and Mr. Christensen stated they agreed with the decision to deem the bid as non-responsive.

Ms. Lauridsen Sand asked if Nelson Construction Services LLC ever did work at the airport. The Chief Development Officer stated they have not been awarded a contract with the airport.

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

d. Consider award of contract for the 2026 Building No. 46 Addition Project to Dean Snyder Construction Co. in the amount of \$2,318,928.00

The Chief Development Officer stated seven bids were received. Two (2) were deemed nonresponsive at time of the bid opening. One (1) was deemed nonresponsive after bids were opened and validated. The lowest responsive, responsible bidder was Dean Snyder Construction Co. in the amount of \$2,318,928.00.

The Chief Development Officer recommended the Board approve the contract with Dean Snyder Construction Co. in the amount of \$2,318,928.00 for the 2026 Building No. 46 Addition and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

Mr. Christensen moved to approve the contract with Dean Snyder Construction Co. in the amount of \$2,318,928.00 for the 2026 Building No. 46 Addition and authorize the Chief Development Officer to accept and close out this project 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.

e. Consider Professional Services Agreement, Task Order No. 146 with Foth Infrastructure & Environment, LLC for 2026 Building No. 46 Addition Project - Construction Phase Services

The Chief Development Officer stated during the 2026 Building No. 46 Addition Project, the consultant will provide contract management, construction administration, construction testing, and construction observation for the project.

The Chief Development Officer recommended the Board approve the Professional Services Agreement, Task Order No. 146, with Foth Infrastructure & Environment, LLC in the amount of \$207,000.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

Mr. Dickinson moved to approve the Professional Services Agreement, Task Order No. 146, with Foth Infrastructure & Environment, LLC in the amount of \$207,000.00 and authorize the Chief Development Officer to accept and close out this contract 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.

A25-135 Consider Resolution Appointing Des Moines Airport Authority Representation to the Des Moines Area Metropolitan Planning Organization

The Chief Executive Officer stated the Des Moines Area MPO has requested its member governments appoint primary and alternate representatives to serve on its Policy Committee and Technical Committee for terms that will run from January 1, 2026, through December 31, 2026. The named representatives are the same as last year.

Authority staff recommend the following representatives be appointed to the Des Moines Area MPO Committees:

Policy Committee Primary Representative: Brian Mulcahy, Chief Executive Officer
Policy Committee Alternate Representative: Ni Wagner, Chief Financial Officer
Technical Committee Primary Representative: Bryan Belt, Chief Development Officer
Technical Committee Alternate Representative: Clint Torp, Chief Operations Officer

The Chief Executive Officer recommended the Board approve Resolution Appointing Des Moines Airport Authority Representation to the Des Moines Area Metropolitan Planning Organization.

Mr. Feldmann moved to approve Resolution Appointing Des Moines Airport Authority Representation to the Des Moines Area Metropolitan Planning Organization. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A25-136 Consider Task Order No. 149 for the North General Aviation Apron Taxiway Relocation Design with Foth Infrastructure & Environment, LLC

The Chief Development Officer stated the scope of services to be performed by the Consultant includes engineering analysis, functional design, final design drawings, specifications, and bidding assistance for the relocation of the entrance taxiway to the North General Aviation Apron. Relocation of the current entrance will provide adequate space along the west side of the apron to construct future hangar and park aircraft without impeding access to the remainder of the facility. In addition, pavement thickness and strength will be increased to handle larger aircraft onto the Apron. A temporary entrance taxiway will be constructed to allow access of aircraft (up to 79 ft wingspan) to pass around the work area during construction. The project

is associated with an IDOT Airport Improvement Project grant and budgeted within the FY 2026 budget.

The Chief Development Officer recommended the Board approve Task Order No. 149 for North General Aviation Apron Taxilane Relocation Design with Foth Infrastructure & Environment, LLC for \$80,750.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

Mr. Dickinson moved to approve Task Order No. 149 for North General Aviation Apron Taxilane Relocation Design with Foth Infrastructure & Environment, LLC for \$80,750.00 and authorize the Chief Development Officer to accept and close out this contract 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.

A25-137 Consider Task Order No. 147 for the Terminal Way Area Improvements Design with Foth Infrastructure & Environment, LLC

The Chief Development Officer stated the scope of services to be performed by the Consultant includes engineering analysis, functional design, final design drawings, specifications, and bidding assistance for the modifications required around Terminal Way related to the LIFT program. In preparation for the upcoming 2027/2028 LIFT projects, several improvements to Terminal Way and the surrounding area are required. These improvements include the construction of:

- Sidewalk along Terminal Way adjacent to Rental Lot #2.
- Widening of Terminal Way at curve from Southbound to Eastbound.
- Construction Entrance from Duck Pond Road to Green Economy Lot.
- Reconfiguration of Cell Phone Lot.
- Temporary Cross Over Pavement on Terminal Way in Front of Existing Terminal.
- Widening of the Exit from Rental Lot #2.

The Chief Development Officer stated these projects are considered enabling projects for the continuation of current efforts to stay on schedule and provide efficient conversion of the areas while still being utilized by the public. The project is budgeted within the FY2026 budget.

The Chief Development Officer recommended the Board approve Task Order No. 147 for Terminal Way Area Improvements Design with Foth Infrastructure & Environment, LLC for \$71,400.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

The Chief Executive Officer stated these projects will impact the public more than other projects and that is one reason EZ-Pickup system was implemented.

Ms. Feeney moved to approve Task Order No. 147 for Terminal Way Area Improvements Design with Foth Infrastructure & Environment, LLC for \$71,400.00 and authorize the Chief Development Officer to accept and close out this contract 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.

Mr. Christensen suggested putting a video on the airport's website showing people how to use EZ-Pickup. Ms. Hoodjer, the Airport Authority Communications, Marketing, and Air Service Development Manager, stated there is an EZ-Pickup video on the airport website. Board members suggested promoting the video as much as possible. Ms. Lauridsen Sand suggested placing more signage near the exit to EZ-Pickup.

A25-138 Consider the Twelfth Amendment to the Airline Operating and Use Agreement for 2026

The Chief Financial Officer stated the Board approved the 2026 Budget, including the Airline Rates and Charges, at the November 11, 2025, Board meeting. The Airline Rates and Charges for 2026 were included in the Twelfth Amendment to the Airline Operating and Use Agreement which extends the term of the agreement through December 31, 2026. United Airlines, Inc. and Frontier Airlines, Inc. have returned signed copies of the Twelfth Amendment.

The Chief Financial Officer recommended the Board approve the Twelfth Amendment to the Airline Operating and Use Agreement for 2026 and authorize the Airport Authority Board Chair to execute remaining amendments as they are received from the Airlines.

Mr. Feldmann moved to approve the Twelfth Amendment to the Airline Operating and Use Agreement for 2026 and authorize the Airport Authority Board Chair to execute remaining amendments as they are received from the Airlines. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A25-139 Consider TNC Operating Agreement

The Chief Executive Officer stated the current TNC Operating Agreement with Uber and Lyft expires on December 31.

The Chief Executive Officer recommended the Board approve the TNC Operating Agreement and authorize the CEO to execute the agreement with Uber and Lyft.

Ms. Lauridsen Sand asked how long the last agreement was. The Chief Executive Officer stated it is a five-year agreement which is the same as in the past.

Mr. Christensen moved to approve the TNC Operating Agreement and authorize the CEO to execute the agreement with Uber and Lyft. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A25-140 Financial Report

- The Chief Financial Officer reported:
 - Expenses
 - 3.2% below budget.
 - The November 2025 snowstorm and the baggage makeup repair costs will impact December 2025 financials.
 - Cash
 - Paid Polk County \$8.7M to satisfy the debt obligation due 12/1/25.
 - Spent \$19M on terminal construction project.
 - Received \$1.8M from Federal AIG Grant.
 - Revenue
 - Flight cancellations due to weather will impact December 2025 financials.
- Ms. Lauridsen Sand asked if there was an average cost for snowfalls. The Chief Executive Officer stated it is variable.

A25-141 Briefing

- The Chief Executive Officer stated the Chief Operations Officer is out on business, so the Chief Executive Officer reported:
 - November 2025 taxi statistics.
 - Cab volume continues to decrease.
 - November 2025 summary statistics.
- The Chief Executive Officer reported:
 - There were 52 flights canceled primarily due to the snowstorm on the weekend after Thanksgiving as well as numerous flights canceled due to the government shutdown.
 - Year-over-year traffic growth is approximately 3%.
 - Risk Register
 - Nothing new on the risk register other than some adjustments of risk scores.
 - The opening of the new rental car center has been delayed to May or June 2026.
 - The Chief Executive Officer asked the Chief Development Officer to provide an update on the baggage makeup issue. The Chief Development Officer summarized the issue and stated repairs should be completed within a couple of weeks.
 - The 2026 Airport Terminal Program (ATP) notice of funding opportunity was released December 8, 2025. The Airport Authority will submit several applications by the January 15, 2026, due date.
 - The Chief Operations Officer is at an air show conference today. The decision as to whether an air show will take place at the Des Moines International Airport will be decided by noon today. If there is an air

show at the airport, a press conference will be held today. Ms. Lauridsen Sand asked who is on the committee for an air show. The Chief Executive Officer stated there is a group of retired Air Guard people, as well as the Chief Operations Officer, the Chief Executive Officer, and Mr. Greg Edwards, formerly with Catch Des Moines. The Chief Executive Officer stated the airport's role would be to provide oversight and coordination with the airlines. The Chief Executive Officer will notify the Board of the decision.

A25-142 Next Meeting



- January 13, 2026, Regular Board Meeting

A25-143 Adjourn

Mr. Feldmann moved to adjourn the meeting. Mr. Christensen 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