

**DES MOINES AIRPORT AUTHORITY BOARD  
SUMMARY MINUTES OF MEETING  
Des Moines International Airport  
September 9, 2025**

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

**Chaired by:** Ms. Lauridsen Sand

**Present:** Mr. Christensen, Mr. Dickinson (arrived at 9:04 a.m.), 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.**

**A25-101      Consider Minutes for August 12, 2025, Regular Board Meeting**

Mr. Feldmann moved to approve the minutes for the August 12, 2025, Regular Board Meeting. Mr. Christensen seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: Dickinson.

**A25-102      Consider Guaranteed Maximum Price Amendment No. 10, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture**

The Chief Executive Officer stated 1BEast & Extension is the Guaranteed Maximum Price (GMP) Amendment referred to in this agenda item. It is to the east of the steel structure you can see today which is 1BWest. This is the final GMP Amendment for the construction with Weitz/Turner. This bid is based on 100% design whereas the other phases were based on less than 100% design. The GMP Amendment No. 10 amount will be added to GMPs 1 through 8.

The Chief Executive Officer stated there are some significant dates to note: March 24, 2028, will be the building completion, and May 31, 2028, will be the site completion. 1BEast ramp will not be completed until 2029.

The Chief Executive Officer reviewed the budget for the various phases of the new terminal construction, the contingency adjustment, and the proposed budget. The Chief Executive Officer reviewed the rate model as well.

The Chief Executive Officer provided a summary of the various grants the airport received or expects to receive. The Chief Executive Officer stated it is a significant effort to track the construction expenses to the various grants. The Chief Executive Officer recognized and thanked Mr. Herb Hoover, Authority Controller, Mr. Belt, Authority Chief Development Officer, Mr. Andrew Gettler with Foth Infrastructure & Environment LLC, and Mr. Atkinson with Accenture for their efforts tracking the construction expenditures to specific grants.

The Chief Executive Officer reported on funding status.

The Chief Development Officer gave kudos to the rest of the team who work on tracking expenses to the various grants. The Chief Development Officer stated this involves a large volume of work above the usual workload.

The Chief Executive Officer stated the Authority expects to receive Grant 107 this week.

The Chief Executive Officer stated it is hard to project cash flow, so he spoke with the Authority's bank in case short term financing is needed.

Mr. Christensen stated the team has done an incredible job which made this an easy decision for the Board.

Mr. Feldmann stated the risk level feels lower and there are no new additional risks.

The Project Management Committee recommended the Board approve the Guaranteed Maximum Price Amendment No. 10, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture.

Mr. Christensen moved to approve the Guaranteed Maximum Price Amendment No. 10, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture. Mr. Feldmann seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-103      Consider Resolution setting baseline budget for New Terminal Construction in the amount of \$557,100,000**

The Chief Executive Officer stated this is the baseline budget discussed in the previous agenda item which is going from a budget of \$576,835.00 to \$557,100,000.

The Project Management Committee recommended the Board approve a resolution setting the total Baseline Budget for New Terminal Construction in the amount of \$557,100,000 and repeal any prior Resolutions establishing a Baseline Budget for the New Terminal Construction Project.

Mr. Christensen moved to approve a resolution setting the total Baseline Budget for New Terminal Construction in the amount of \$557,100,000 and repeal any prior Resolutions establishing a Baseline Budget for the New Terminal Construction Project. Mr. Feldmann seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-104      Consider Professional Services Agreement, Task Order No. 142 with Foth Infrastructure & Environment, LLC for Construct Terminal Apron Phase 1A Bid Package No. 2 Design & Bidding Phase Services**

The Chief Development Officer stated this agreement is the next apron project within the terminal phasing. Construction for the Terminal Apron Phase 1A, Bid Package #2, will occur in 2027. The Authority received approval from the FAA to proceed with this task order. This task order is eligible for grant funding at the normal 90/10 split.

The Chief Development Officer recommended the Board approve Professional Services Agreement, Task Order No. 142 with Foth Infrastructure & Environment, LLC for Construct Terminal Apron Phase 1A Bid Package No. 2 Design & Bidding Phase Services in the amount of \$473,118.00 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with contract documents.

Board members asked some questions which the Chief Development Officer answered.

Mr. Dickinson moved to approve Professional Services Agreement, Task Order No. 142 with Foth Infrastructure & Environment, LLC for Construct Terminal Apron Phase 1A Bid Package No. 2 Design & Bidding Phase Services in the amount of \$473,118.00 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with contract documents. Mr. Christensen seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-105      Consider Gas Easement with MidAmerican Energy Company for new ConRAC Project**

The Chief Development Officer stated a proposed gas easement will allow MidAmerican Energy Company (MAE) to supply and route gas feed to the new Rental Car Facility (ConRAC Project) in the South Quadrant. MAE will provide a feed from Army Post, North along SW 28<sup>th</sup> Street, then run East into the project site.

The Chief Development Officer recommended the Board approve a Gas Easement with MidAmerican Energy Company for the installation of a new gas supply for the ConRAC Project.

Mr. Dickinson moved to approve a Gas Easement with MidAmerican Energy Company for the installation of a new gas supply for the ConRAC Project. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-106      Consider Water Main Easement with Central Iowa Water Works**

The Chief Development Officer stated a proposed water main easement will be established on an existing main for Central Iowa Water Works (CIWW). The current water main runs parallel to Army Post Road from SW 42<sup>nd</sup> street to Highway 28. From this intersection, it runs Northwest parallel to Highway 28.

The Chief Development Officer recommended the Board approve a Water Main Easement with Central Iowa Water Works for existing main along Army Post Road and Highway 28.

Mr. Feldmann moved to approve a Water Main Easement with Central Iowa Water Works for existing main along Army Post Road and Highway 28. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A25-107      Consider South Garage Conversion to Public Parking Project**

**a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the South Garage Conversion to Public Parking Project**

The Chief Development Officer stated the work generally consists of:

1. Pavement and median removal and reconstruction within and outside the garage
2. Construction of a new Parking and Access Revenue Control entrance to the garage
3. Expansion of Automated Parking Guidance System (APGS)
4. Traffic and Wayfinding Signage
5. Electrical and Communication Pathways for APGS, PARCS, and dynamic signage
6. Pavement Markings
7. Minor Grading and Surface Restoration
8. Traffic Control

The Engineer's estimate for this project is \$847,500.

**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 South Garage Conversion to Public Parking Project**

The Chief Development Officer recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the South Garage Conversion to Public Parking Project.

Mr. Christensen moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for 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.

**c. Consider award of contract for the South Garage Conversion to Public Parking Project to Iowa Contracting, Inc. in the amount of \$633,705.00**

The Chief Development Officer stated three bids were received. The lowest responsive, responsible bidder was Iowa Contracting, Inc. in the amount of \$633,705.00.

Board members asked some questions which the Chief Development Officer answered.

The Chief Development Officer recommended the Board approve the contract with Iowa Contracting, Inc. in the amount of \$633,705.00 and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

Ms. Feeney moved to approve the contract with Iowa Contracting, Inc. in the amount of \$633,705.00 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.

**A25-108**

**Consider Building No. 70 Operations Center Project**

**a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Building No. 70 Operations Center Project**

The Chief Development Officer stated this project includes renovations to Building 70, the existing aircraft rescue and firefighting building (ARFF), at the Des Moines International Airport to build out space for an airport operations center and associated offices. Work in this project includes reconfiguration of existing rooms, new finishes in select spaces, mechanical equipment and ductwork replacement, upgraded security controls, and other associated mechanical and electrical upgrades.

The Chief Development Officer stated Airport Authority Operations will move to this facility in mid-summer 2026.

The Engineer's estimate for this project is \$1,165,756.00.

**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 Building No. 70 Operations Center Project**

The Chief Development Officer recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Building No. 70 Operations Center Project.

Mr. Christensen moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Building No. 70 Operations Center Project. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**c. Consider award of contract for the Building No. 70 Operations Center Project to Dean Snyder Construction in the amount of \$1,152,000.00**

The Chief Development Officer stated seven bids were received. The lowest responsive, responsible bidder was Dean Snyder Construction in the amount of \$1,152,000.00.

The Chief Development Officer recommended the Board approve the contract with Dean Snyder Construction in the amount of \$1,152,000.00 and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

Mr. Dickinson moved to approve the contract with Dean Snyder Construction in the amount of \$1,152,000.00 and authorize the Chief Development Officer to accept and close out this project 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.

**A25-109**

**Financial Report**

- The Chief Executive Officer stated the Chief Financial Officer is out of the office, so he reported:
- Cash
  - The first tranche of borrowing from Polk County has been spent, so the Authority has met the arbitrage thresholds. This means the funds reserved for possible payment to the IRS will now be retained by the Authority for construction.

**A25-110**

**Briefing**

- The Chief Operations Officer reported:
  - August 2025 taxi statistics.
  - August 2025 passenger statistics are not available yet.
  - August 2025 summary statistics.
- The Chief Executive Officer asked if the Board had any questions about construction.
  - Mr. Feldmann asked what the public would see once the new terminal is open. The Chief Executive Officer stated gates six through eleven

will be active, Phase 1B West will catch up to Phase 1A, and they will also see the walkway to the existing concourse. The Chief Development Officer stated they will see dirt to the east and that areas 2 and 10 will be constructed in the same year (2027).

- Mr. Christensen asked how the one way in and one way out is going for the airlines. The Chief Operations Officer stated it has been going well.
- The Chief Executive Officer reported:
  - The Airport Authority received a Safety Enhancement Award from the FAA at the 4 States Airport Conference held in August 2025. Airport Operations implemented a licensing program and added more training of ground crews. The FAA has been very helpful in identifying ways to make things safer.
  - EZ-Pickup was implemented in a portion of the hourly parking in the garage. A slip of paper with the instructions on how to use EZ-Pickup was provided to the Board. The police officers and Airport Operations staff hand out the slips to people parking at the curb to make them aware of EZ-Pickup. The goal is for passenger pickups to be in the garage with only passenger drop-offs at the front curb.
  - He has a meeting with Allegiant executive staff at their headquarters in a few weeks to provide them with an update on the new terminal.
  - He has a meeting this afternoon with the community donors to provide an update on the items the Board approved at today's Board meeting.
  - The 2026 preliminary budget will be presented to the Board at the October 14, 2025, Board Meeting.
  - The annual airline consultation meeting will occur after the October 14, 2025, Board Meeting.
  - Another tour of the new terminal with the Board will be held after the October 14, 2025, Board Meeting.
- Mr. Christensen suggested now would be a good opportunity to inform the public about what the Board approved today and to give credit to voters of the Polk County referendum and the team of people who have worked on the new terminal project. The Chief Executive Officer stated Ms. Hoodjer will work on a press release. Mr. Feldmann suggested that Ms. Lauridsen Sand do a guest editorial about this topic and said it's a great story. Mr. Christensen suggested there is an opportunity with a video board in the entry to convey how everything will look on Fleur when construction is done. The Chief Executive Officer said the Authority will work something up and run it by the Board.

**A25-111      Next Meeting**

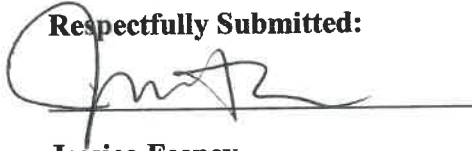
- October 14, 2025, Regular Board Meeting

**A25-112      Adjourn**

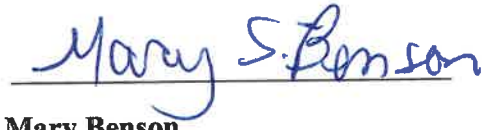
Mr. Christensen moved to adjourn the meeting. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

The meeting adjourned at 9:46 a.m.

**Respectfully Submitted:**

A handwritten signature in blue ink, appearing to read 'J. Feeney', written over a horizontal line.

**Jessica Feeney  
Secretary/Treasurer**

A handwritten signature in blue ink, reading 'Mary S. Benson', written over a horizontal line.

**Mary Benson  
Board Clerk**