

**DES MOINES AIRPORT AUTHORITY BOARD
SUMMARY MINUTES OF MEETING
Des Moines International Airport
January 13, 2026**

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

Chaired by: Mr. Dickinson

Present: Mr. Christensen, Mr. Dickinson, Ms. Feeney, Mr. Feldmann (arrived at 9:01 a.m.),
Ms. Lauridsen Sand (via Zoom until 9:30 a.m.)

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.

A26-001 Consider Minutes for December 9, 2025, Regular Board Meeting

Mr. Christensen moved to approve the minutes for the December 9, 2025, Regular Board Meeting. Ms. Feeney seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Feeney, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: Feldmann.

A26-002 Consider Task Order No. 23 for Design of New Terminal Phase 1C East with HNTB Corporation

The Chief Development Officer stated Task Order No. 23 includes the detailed work, services, and supplies necessary to develop Phase 1C to 30% design and 100% level of design for Phase 1C East of the future New Airport Terminal Project. The consultant's scope of services will include:

- Programming and 30% design of Phase 1C (East and West) in accordance with direction by Des Moines Airport Authority to the previously developed 10% documents.
- Final design (100%) of concourse level and apron level of Phase 1C East expansion which includes 3 gates with a PBB direct connection to the building. (Approximately 54,500 SF.)

The Chief Development Officer stated design to 30% is scheduled from January 13, 2026, through September 10, 2026. Design efforts will reengage to take the completion of design to 100% for Phase 1C East from April 26, 2027, through November 12, 2027. The negotiated amount not to exceed is \$5,945,805.22, with an additional \$79,928.64 in related reimbursable expenses. The overall total for Task Order No. 23 is \$6,025,733.86.

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

The Chief Development Officer recommended the Board approve Task Order No. 23 for Design of New Terminal Phase 1C East with HNTB Corporation for \$6,025,733.86 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

Mr. Christensen moved to approve Task Order No. 23 for Design of New Terminal Phase 1C East with HNTB Corporation for \$6,025,733.86 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.

A26-003

Consider Task Order No. 11 for Phase 1C East Program and Design Management Services with Accenture Infrastructure & Capital Projects, LLC

The Chief Development Officer stated the scope of services to be performed by the Consultant includes detailed work, services, materials, equipment, and supplies necessary to provide program and design management services through the delivery of the 100% construction documents by the A/E design team. The scope of this Task Order includes overall project and program management tasks, the management of the A/E design team, cost estimating, and cost reconciliation. Accenture team will consist of same staff and subconsultants to carry consistency through the design. The negotiated amount not to exceed is \$244,208.03.

The Chief Development Officer recommended the Board approve Task Order No. 11 for Phase 1C East Program and Design Management Services with Accenture Infrastructure & Capital Projects, LLC for \$244,208.03 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

Mr. Christensen moved to approve Task Order No. 11 for Phase 1C East Program and Design Management Services with Accenture Infrastructure & Capital Projects, LLC for \$244,208.03 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.

A26-004

Consider the Concourse A&C HVAC and Cooling Tower Refurbishment Project (Chief Development Officer)

a. Public Hearing regarding the plans, specifications, form of contract, and estimated total cost for the Concourse A&C HVAC and Cooling Tower Refurbishment Project

The Chief Development Officer stated the project includes the Refurbishment of four (4) of the existing multi-zone air handlers (MZ Units) serving the Concourses, installing new fans and casing, cleaning coils, coating drain pans, and installing new filtration. Temporary ventilation and cooling are required while each MZ unit is out of service. Cooling tower refurbishment for two of the cooling towers includes overhaul of motor and gear boxes and replacement of fill. The project will provide electrical power and building automation controls work as required to support the refurbished air handlers and cooling towers.

The Engineer's Estimate for this project is \$1,034,254.00.

Mr. Dickinson opened the Public Hearing.

Mr. Dickinson invited public comment. There were no comments.

Mr. Dickinson closed the Public Hearing.

b. Consider Resolution adopting plans, specifications, form of contract, and estimated total cost for the Concourse A&C HVAC and Cooling Tower Refurbishment Project

The Chief Development Officer recommended the Board approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Concourse A&C HVAC and Cooling Tower Refurbishment Project.

Mr. Feldmann moved to approve Resolution adopting plans, specifications, form of contract, and estimated total cost for the Concourse A&C HVAC and Cooling Tower Refurbishment Project. Mr. Christensen 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 Concourse A&C HVAC and Cooling Tower Refurbishment Project to Excel Mechanical Co., Inc. in the amount of \$880,000.00

The Chief Development Officer stated four bids were received. The lowest responsive, responsible bidder was Excel Mechanical Co., Inc. in the amount of \$880,00.00.

The Chief Development Officer recommended the Board approve the contract with Excel Mechanical Co., Inc. in the amount of \$880,000.00 for the Concourse A&C HVAC and Cooling Tower Refurbishment project and authorize the Chief Development Officer to accept and close out this project when completed in accordance with the contract documents.

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

Mr. Christensen moved to approve the contract with Excel Mechanical Co., Inc. in the amount of \$880,000.00 for the Concourse A&C HVAC and Cooling Tower Refurbishment project 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.

A26-005 Financial Report

- Mr. Dickinson stated the Chief Financial Officer is out of town, so the Chief Executive Officer reported:
 - Revenue
 - Excluding the interest income, the total revenue is 2% above budget.
 - Expenses
 - 2% below budget.
 - Cash Summary Page
 - There are a couple of funds that have zero balances that were artificial funds used mostly for tracking. The zero balance funds will go away next year which will streamline the Chief Financial Officer's reporting.

A26-006 Briefing

- The Chief Executive Officer stated Mr. Duncan Nakajima requested to speak to the Board.
 - Mr. Nakajima stated his name, address, and workplace. Mr. Nakajima stated he is a researcher with Unite Here Local 1. Mr. Nakajima stated Unite Here Local 1 represents over 2600 concession workers in Chicago's airports. Mr. Nakajima stated Hudson News workers have been working without a contract for the past six months, they earn \$3.00 less than other Chicago airport concession workers and wait ten months longer than other concession workers at Chicago airports for comparable healthcare. Mr. Nakajima stated unlike many other Chicago airports' concession workers, Hudson News workers don't receive a free meal on the job. Mr. Nakajima stated in December, Hudson News workers at Midway and O'Hare passed a vote of no confidence in Hudson News' ability to responsibly operate retail concessions based on how the employees have been treated. Mr. Nakajima stated, like Des Moines International Airport, Chicago

- O'Hare International Airport is considering bids to operate retail concessions at Chicago O'Hare International Airport. Mr. Nakajima stated in October, Unite Here Local 1 members attended the Chicago City Council Aviation committee meeting and urged them to vote against awarding business to Hudson News at Chicago O'Hare International Airport. Mr. Nakajima stated Unite Here Local 1 members also urge the Des Moines Airport Authority to vote no on awarding Hudson business at Des Moines International Airport.
- Mr. Nakajima introduced Ms. Latya Kintner. Ms. Kintner stated her name, address, and workplace. Ms. Kintner stated she is a proud member of Unite Here Local 1 and has worked for Hudson News for approximately seven years. Ms. Kintner stated Hudson workers are one of the lowest paid in Midway and O'Hare airports. Ms. Kintner stated she make three dollars less than other concession workers. Ms. Kintner stated she doesn't drive, so she uses public transportation to get to work which takes her approximately a couple hours a day. Ms. Kintner stated she must spend money for food at the airport which she stated is not cheap. Ms. Kintner stated they would like to get a free meal. Ms. Kintner stated she often relies on family to help her with bills and food. Ms. Kintner stated she doesn't have money to travel to visit her relatives in Ohio. Ms. Kintner asked the Des Moines Airport Authority to vote no on awarding business to Hudson News at the Des Moines International Airport.
 - The Chief Executive Officer stated Airport Authority staff is in the process of reviewing the retail concessions proposals that were received last week. A vendor recommendation for retail concessions will be brought to the Board for approval at the February 10, 2026, Board Meeting.
 - The Chief Operations Officer reported:
 - December 2025 taxi statistics.
 - December 2025 passenger statistics.
 - December 2025 summary statistics.
 - The Chief Executive Officer reported:
 - Media will be touring the new terminal on January 21, 2026. The last time they toured the new terminal was May 2025.
 - Allegiant is acquiring leisure carrier Sun Country pending approval by the Department of Justice.
 - Board members asked various questions which the Chief Executive Officer answered.
 - Risk Register
 - No changes since last month.
 - The Chief Executive Officer asked the Chief Development Officer to provide a schedule update.
 - The Chief Development Officer stated an independent review of the new terminal schedule was completed by Kitchell. The schedule is on track, but there is no float left in the schedule.

- Mr. Christensen asked what else is left that could impact the schedule. The Chief Development Officer stated the delivery of materials could impact the schedule.
- The Chief Executive Officer asked about settlement on the apron. The Chief Development Officer stated there is still settlement and it will be reviewed in a week or two.
- A Board workshop will be held after the Regular Board Meeting on April 14, 2026, from approximately 10:00 to 11:30 a.m. if that time works for all Board members.
- Mr. Feldmann asked how the planning was going for the 2027 Blue Angels event. The Chief Executive Officer stated meetings are being held and the Iowa Air National Guard is waiting for a signature from the Secretary of the Navy to add Des Moines to the 2027 schedule. More information should be available in April 2026.

A26-007 Next Meeting

- February 10, 2026, Regular Board Meeting

A26-008 Adjourn

Mr. Christensen moved to adjourn the meeting. Mr. Feldmann seconded. Motion Carried: 4-0-0-1; Yeas: Christensen, Dickinson, Feeney, Feldmann; Nays: 0; Abstained: 0; Absent: Lauridsen Sand.

The meeting adjourned at 9:39 a.m.

Respectfully Submitted:



Jessica Feeney
Secretary/Treasurer



Mary Benson
Board Clerk