

**DES MOINES AIRPORT AUTHORITY BOARD
SUMMARY MINUTES OF MEETING
Des Moines International Airport
September 8, 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.

A26-094 Consider Minutes for August 11, 2026, Regular Board Meeting

Ms. Feeney moved to approve the minutes for the August 11, 2026, 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.

A26-095 Consider Airport Authority By-Laws Amendment

The Chief Executive Officer stated several amendments are proposed for the Airport Authority By-Laws related to staff management responsibilities of the CEO and Board and that the changes were shared with the Board at the August 11, 2026, board meeting. The Chief Executive Officer stated this is the second reading.

The Chief Executive Officer recommended the Board approve Airport Authority By-Laws Amendment.

Mr. Feldmann moved to approve Airport Authority By-Laws Amendment. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A26-096 Consider Agreement for Contracted Custodial Services with Heritage Building Maintenance

The Chief Development Officer stated the custodial services contract with Heritage Building Maintenance will terminate March 31, 2027. With the new terminal going live in January 2027, it was negotiated with Heritage to terminate the agreement November 1, 2026. A Request for Proposals (RFP) was issued on May 25, 2026, with proposals due July 1, 2026. A committee of three Authority staff reviewed and rated the eleven proposals received based on the rating criteria outlined within the RFP. The Chief Development Officer stated ratings from highest to lowest were:

- a. Heritage Building Maintenance
- b. Flagship
- c. FBG
- d. Pritchard
- e. Whayne
- f. ABM
- g. MRI
- h. Marsden Bldg Maintenance
- i. Nationwide
- j. Unifi
- k. Service Management

The Chief Development Officer stated the proposed agreement is for a term of three years. The cost for the first year of the contract will be \$2,187,781.15 and will be adjusted annually for the next two years by an amount not to exceed the percentage change over the previous year in the Employment Cost Index published by the U.S. Department of Labor. The agreement does allow for two additional one-year extensions by the Authority.

Ms. Lauridsen Sand asked about the current cost, and if the companies were both local and national companies. The Chief Development Officer provided the current cost and stated the new cost is approximately 29% higher. The Chief Development Officer stated the companies included both local and national companies.

The Chief Development Officer recommended the Board approve an Agreement for Contracted Custodial Services with Bee-Clean US Holdings, LLC (dba Heritage Building Maintenance) in the amount of \$2,187,781.15 and authorize the Chief Executive Officer to approve any subsequent renewals consistent with the contract language.

Mr. Dickinson moved to approve an Agreement for Contracted Custodial Services with Bee-Clean US Holdings, LLC (dba Heritage Building Maintenance) in the amount of \$2,187,781.15 and authorize the Chief Executive Officer to approve any subsequent renewals consistent with the contract language. Mr. Christensen seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A26-097 Consider Agreement for Window Cleaning Services with Marsden Bldg Maintenance, LLC

The Chief Development Officer stated this contract will provide for the cleaning of windows on the Airport campus. A request for proposals (RFP) was issued on June 12, 2026, with proposals due July 16, 2026. A committee of three Authority staff reviewed and rated the five proposals received based on the rating criteria outlined within the RFP. Ratings from highest to lowest were:

- a. Marsden
- b. Nationwide
- c. Heritage
- d. Fish
- e. Iowa Squeegee

The contract calls for specific areas to be washed, along with the frequency of cleaning. The contract will be for a three-year period. The cost for the first year of the contract will be \$109,999.92 and will be adjusted annually for the next two years by an amount not to exceed the percentage change over the previous year in the Employment Cost Index published by the U.S. Department of Labor. The agreement does allow for two additional one-year extensions by the Authority.

The Chief Development Officer recommended the Board approve an agreement for window cleaning services with Marsden Bldg Maintenance, LLC, in the amount of \$109,999.92 and authorize the Chief Executive Officer to approve any subsequent renewals consistent with the contract language.

Mr. Dickinson and Ms. Lauridsen Sand asked some questions which were answered by the Chief Development Officer.

Mr. Christensen moved to approve an agreement for window cleaning services with Marsden Bldg Maintenance, LLC, in the amount of \$109,999.92 and authorize the Chief Executive Officer to approve any subsequent renewals consistent with the contract language. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A26-098 Consider Approval of Federal Aviation Administration Grant No. 110 associated with Construct Terminal Phase 1BE Project

Grant 110:

- 03-19-0027-110-2026
- FY 2026 ATP BIL funding
- Construct Terminal Phase 1BE, related to Mechanical and Plumbing scope of work
- Value: \$6,000,000.00

Mr. Dickinson asked if this amount was what was expected by the Authority. The Chief Development Officer stated the Authority was expecting \$5,000,000.

The Chief Development Officer recommended the Board authorize the Chief Executive Officer to accept and sign grant agreement No. 110 with FAA for the improvement once received and authorize the Chief Development Officer to accept and close out the grant when completed in accordance with contract documents.

Mr. Dickinson moved to authorize the Chief Executive Officer to accept and sign grant agreement No. 110 with FAA for the improvement once received and authorize the Chief Development Officer to accept and close out the grant 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.

A26-099 Consider Approval of Federal Aviation Administration Grant No. 111 associated with Vehicle Movement Area Transponder (VMAT) Project

The Chief Development Officer and the Chief Operations Officer explained how the grant money will be used.

Grant 111:

- 03-19-0027-111-2026
- FY 2026 AIP funding
- Vehicle Movement Area Transponder installation on Airport-owned vehicles
- Value: \$228,600.00

The Chief Development Officer recommended the Board authorize the Chief Executive Officer to accept and sign grant agreement No. 111 with FAA for the improvement once received and authorize the Chief Development Officer to accept and close out the grant when completed in accordance with contract documents.

Mr. Feldmann moved to authorize the Chief Executive Officer to accept and sign grant agreement No. 111 with FAA for the improvement once received and authorize the Chief Development Officer to accept and close out the grant when completed in accordance with contract documents. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A26-100 Consider Professional Services Agreement, Task Order No. 155, with Foth Infrastructure & Environment, LLC for Construct Terminal Phase 1B Apron Project - Design Phase Services

The Chief Development Officer stated the scope of services to be performed by the Consultant with this task order includes detailed work, services, materials, equipment and supplies necessary to provide plans and specifications for the Phase 1B apron, which includes both Phase 1B West and 1B East. The primary project elements are as follows:

- Terminal Apron Phase 1B West: March 2027 – November 2027 construction. Provides aircraft parking at terminal apron position 5.
- Terminal Apron Phase 1B East: September 2027 – July 2028 construction. Provides aircraft parking at terminal apron positions 2, 3, and 4.
- Terminal Apron Phase 1B East Extension – Complete

embankment and overburden installation in 2027 for future aircraft parking position 1.

The Chief Development Officer stated the negotiated amount of the agreement is \$542,650.00. This task order will be grant-funded at normal 90/10 split.

The Chief Development Officer recommended the Board approve the Professional Services Agreement, Task Order No. 155, with Foth Infrastructure & Environment, LLC in the amount of \$542,650.00 and authorize the Chief Development Officer to accept and close out this contract when completed in accordance with the contract documents.

Ms. Feeney moved to approve the Professional Services Agreement, Task Order No. 155, with Foth Infrastructure & Environment, LLC in the amount of \$542,650.00 and authorize the Chief Development Officer to accept and close out this contract 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.

A26-101 Consider a Contract for Maintenance and Support of the Building Automation System with Siemens Industry, Inc.

The Chief Development Officer stated on July 31, 2026, the Des Moines International Airport's current maintenance and support agreement for the building automation system with Siemens Industry, Inc. expired. The building automation system is a proprietary system, and Authority staff does not have access or the expertise to maintain the system in its entirety. Authority staff negotiated a one-year service agreement on similar terms to the current agreement to assist in supporting our building automation system. Services provided through this contract are:

- Onsite Directed Support
- Emergency Phone Response 24/7
- Emergency Onsite Response
- Preventative Maintenance
- Data Protection & Recovery
- Software Maintenance
- Network Maintenance
- Software Updates

The Chief Development Officer recommended the Board approve the contract for Maintenance and Support of the Building Automation System with Siemens Industry, Inc. in the amount of \$79,868.00 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents.

Mr. Dickinson and Ms. Lauridsen Sand asked some questions which were answered by the Chief Development Officer.

Mr. Dickinson moved to approve the contract for Maintenance and Support of the Building Automation System with Siemens Industry, Inc. in the amount of \$79,868.00 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.

A26-102 Consider a Contract for Maintenance and Support of the Elevators and Escalators with Schindler Company

The Chief Development Officer stated currently the Des Moines International Airport's maintenance and support agreement for the elevators and escalators with Schindler Company is on a month-to-month basis. Authority staff does not have access or the expertise to maintain the systems. Pricing is determined by Master Omnia agreement that the Authority utilized within this agreement. The agreement is for three years with two one-year options. Annual price adjustments are made through Omnia. Services provided through this contract are:

- Onsite Directed Support
- Emergency Phone Response 24/7
- Emergency Onsite Response
- Preventative Maintenance
- Software Maintenance/updates

The scope of work included within this agreement is for the existing campus, excluding the new Terminal. As current equipment is demolished, removed from operation, the associated scope of work and costs are removed on the day they are taken out of service.

The Chief Development Officer recommended the Board approve the contract for Maintenance and Support of the Elevators and Escalators with Schindler Company in the amount of \$81,623.64 and authorize the Chief Development Officer to accept and close out this agreement when completed in accordance with the contract documents.

Mr. Dickinson asked if there would be a new elevator in the new administration area. The Chief Development Officer stated there would be a new freight elevator.

Mr. Christensen moved to approve contract for Maintenance and Support of the Elevators and Escalators with Schindler Company in the amount of \$81,623.64 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.

A26-103 Consider Contract with Lashier Graphics & Signs for Parking Garage Complex Signage Update Project

The Chief Development Officer stated this project is related to the LIFT program. The existing signage within the parking garage complex will need to be updated once the new Terminal goes live. Both vehicle and pedestrian movements will be shifted. This affects all signage interior to the parking spaces along with stair towers 1, 2, 3, 6, 7 and 8.

The Chief Development Officer stated as the value of the work was under the State of Iowa bidding threshold, quotes were obtained for the project. Quotes were received by Lashier Graphics & Signs and Latitude. The lowest responsive, responsible quote for the project was from Lashier Graphics & Signs in the amount of \$103,438.98.

The Chief Development Officer recommended the Board approve the contract with Lashier Graphics & Signs for Parking Garage Complex Signage Update project the amount of \$103,438.98 and authorize the Chief Development Officer to accept and close out these projects when completed in accordance with the contract documents.

Mr. Feldmann moved to approve the contract with Lashier Graphics & Signs for Parking Garage Complex Signage Update project the amount of \$103,438.98 and authorize the Chief Development Officer to accept and close out these projects 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.

A26-104 **Public Hearing: Consider Noncompetitive Contract with Smarte Carte, Inc. for Self-Service Luggage Cart Services**

The Chief Financial Officer stated the Authority currently contracts with Smarte Carte, Inc. for self-service luggage cart services on a month-to-month basis following the expiration of the original three-year agreement executed in 1998. With the opening of the new terminal at DSM, Smarte Carte will need to remove the existing self-service luggage cart system from the Legacy Concourse and install a new unit in the baggage claim area of the new terminal. Smarte Carte has proposed a new five-year agreement to protect its investment.

The Chief Financial Officer stated given the essential nature of the service and lack of competition at other airports, Authority staff believe the proposed agreement is reasonable, and in the Authority's best interest. The new agreement maintains terms generally consistent with the existing arrangement. The Agreement will be effective upon beneficial occupancy for an initial term of five years, with annual automatic renewals thereafter. 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.

The Chief Financial Officer recommended the Board approve a noncompetitive agreement, for good cause, with Smarte Carte, Inc. for Self-Service Luggage Cart Services.

Ms. Lauridsen Sand opened the Public Hearing.

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

Ms. Lauridsen Sand closed the Public Hearing.

Mr. Dickinson moved to approve a noncompetitive agreement, for good cause, with Smarte Carte, Inc. for Self-Service Luggage Cart Services. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A26-105 Consider the Iowa Department of Transportation Fiscal Year 2027 Air Service Development Program Grant

Ms. Hoodjer, Communications, Marketing, and Air Service Development Manager, stated the Authority applies annually for funds through the Iowa DOT Bureau of Aviation Air Service Development Program. The FY27 application has been approved to use funds for air service software and marketing strategies to support local air service growth. The airline data and software system will be used to build business cases for existing and prospective airlines to meet commercial service demands in our catchment area. The Authority will implement marketing campaigns to promote the airport, build brand awareness and loyalty, and conduct targeted marketing to support existing and newly announced nonstop service. The Iowa DOT will reimburse the Authority for 80% of eligible project costs not to exceed \$80,000.

The Communications, Marketing, and Air Service Development Manager recommended the Board authorize the Chief Executive Officer to accept and sign the Iowa Department of Transportation Fiscal Year 2027 Air Service Development Grant when received.

Mr. Christensen moved to authorize the Chief Executive Officer to accept and sign the Iowa Department of Transportation Fiscal Year 2027 Air Service Development Grant when received. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

A26-106

Financial Report

- The Chief Financial Officer reported:
 - Revenue, Expenses, and Cash Position
 - Nothing significant to report.
- Ms. Lauridsen Sand asked a question about the 2027 budget which the Chief Financial Officer answered.

A26-107

Briefing

The Chief Executive Officer stated according to the By-Laws, the public are not allowed to address the Board if an item they would like to speak about is not on the agenda; however, there is a provision in the By-Laws if the Board allows them to speak. The Chief Executive Officer stated Mr. Scott Robinson would like to speak to the Board about TSA Gold+.

Mr. Feldmann moved to allow Mr. Robinson to speak. Mr. Christensen seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

Mr. Scott Robinson was given five minutes to speak. Mr. Robinson asked if he could split his time with another person and Ms. Lauridsen Sand said that would be fine.

Mr. Robinson stated his name, organization (Against Giants Labor Advocates, LLC), and home address. Mr. Robinson stated they are an independent advocacy firm that works with federal transportation security officers (non-bargaining unit officers) and they work from primary source documents. Mr. Robinson stated they are not here to revisit the decision the Airport Authority came to regarding TSA Gold+. Mr. Robinson stated there are workforce concerns that remain unresolved, and hopefully moving forward, the Board will have a better understanding of the workforce's concerns. Mr. Robinson stated TSA canceled the TSA Gold+ solicitation on August 27, 2026, and stated no award would be made. Mr. Robinson stated three days earlier, TSA announced an evolved screening partnership program would take its place. Mr. Robinson stated that is the entire published description, and there is no document which defines what evolved means. Mr. Robinson stated what does exist is the contract vehicle. Mr. Robinson stated in May, TSA awarded the standings for the screening partnership program contract to 21 companies. Mr. Robinson stated the contract vehicle runs into the next decade, and future airport work is completed only among the companies already on it. Mr. Robinson stated if an approach comes here again, it will arrive with less notice than the last one. Mr. Robinson stated what matters most is that the new terminal might require more certified officers and certification can take months. Mr. Robinson stated TSA can't anticipate how many current TSA officers will transition should the Authority go with the new program and the contractor carries the risk of finding enough staff in time for the transition. Mr. Robinson stated published findings and documents can be found at againstgiantsllc.com.

Mr. Roy Hollop(?) stated his name, organization (American Federation of Government Employees), and home address. Mr. Coda stated they represent TSA officers in Des Moines, IA. Mr. Coda stated the TSA Gold+ program was created to privatize the federal workforce that perform TSA work. Mr. Coda stated TSA was created post 9/11/2001 after security forces were provided through private companies at airports such as this. Mr. Coda stated 9/11/2001 was the largest terrorist attack on American soil. Mr. Coda stated TSA was set up to prevent that from ever happening again, and now TSA wants to go backwards to a system that failed and a system that did not work. Mr. Coda stated federal government employees do not have a bottom line, no shareholders to account to, and they are not interested in making money. Mr. Coda stated they are interested in keeping people safe. Mr. Coda would like to make sure the Board understands this and keeps in mind that security and safety need to be first, not some shareholders' pocketbook. Mr. Coda stated AFGE is adamantly opposed to any continued efforts to privatize the safety of the American public.

- The Chief Operations Officer reported:
 - August 2026 taxi statistics.
 - August 2026 passenger statistics are not available yet.
 - August 2026 summary statistics.
- The Chief Executive Officer reported:
 - Risk Register
 - #28 item in yellow
 - Preparation of 1BE pad regarding the settling issue. Released the work to begin.
 - Cost impact of this issue will be reported to the Board in October 2026.
 - #36 Item in yellow
 - September 3, 2026, was the deadline for subcontractor work to be done.
 - Weitz/Turner did not meet that deadline.
 - The Chief Executive Officer and the Chief Development Officer met with the executives of Weitz/Turner about this last week and will continue to meet with them every two weeks to track the progress.
 - A letter was sent to Weitz/Turner stating the deadline was missed, and they are expected to state the measures that will be taken to achieve completion.
 - The Chief Executive Officer asked the Chief Operations Officer, the Chief Development Officer, and the Chief Information Officer to provide the Board with a New Terminal Update, specifically short-term goals, to help the Board understand critical path items. Each officer provided their respective updates. Board members asked some questions which were answered by the respective officer.

- The Chief Executive Officer stated the invite list for the new terminal opening events taking place in December 2026 is not ready yet. The Chief Executive Officer and Communications, Marketing, and Air Service Development Manager are working with the Greater Des Moines Partnership on this. The list should be done soon. This list will then be provided to the Board for review. Mr. Feldmann stated he thinks a committee, including some Board members, should be created to discuss the plans for the new terminal opening/celebration. Mr. Feldmann and Mr. Christensen volunteered to be on the committee. Mr. Feldmann asked for a call to be held before the first committee meeting so Mr. Christensen and Mr. Feldmann can be briefed on what has taken place to date.
- Next month's board meeting will be the last one held in the Des Moines Airport Authority boardroom. Starting in November 2026, the board meetings will be held in the MPO office downtown until the new boardroom is ready in the old baggage claim area where the new administrative offices will be located. Directions to the MPO office will be provided to the Board prior to the November 10, 2026, board meeting.
- A third special Global Entry event will be held in the terminal on September 15-17, 2026.
- An honor flight sponsored by Hy-Vee will take place on October 7, 2026.
- Mr. Christensen asked for an update on the 2027 air show. The Chief Executive Officer provided an update.

A26-108 Next Meeting

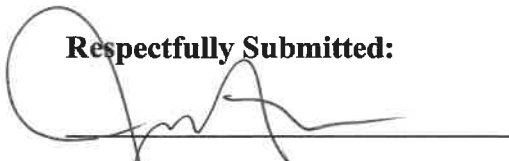
- October 13, 2026, Regular Board Meeting

A26-109 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 10:04 a.m.

Respectfully Submitted:



Jessica Feeney
Secretary/Treasurer



Mary Benson
Board Clerk