

**DES MOINES AIRPORT AUTHORITY BOARD  
SUMMARY MINUTES OF MEETING  
Des Moines International Airport  
July 9, 2024**

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

**Chaired by:** Mr. Christensen

**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. All five Board members participated in person. The Airport Board Room, 2nd Floor, Airport Terminal, was also open to the public.**

**A24-089 Consider Minutes for June 11, 2024, Regular Board Meeting**

Mr. Feldmann moved to approve the minutes for the June 11, 2024, Regular Board Meeting. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A24-90 Consider Land Lease with Vertical Vision Flight Academy, LLC**

**a. Public Hearing regarding Land Lease with Vertical Vision Flight Academy, LLC**

The Assistant Executive Director stated a land lease has been negotiated with Vertical Vision Flight Academy, LLC (formerly Epic Sky) for construction of a new hangar and classrooms. The site is on SW 28<sup>th</sup> Street and is approximately 70,000 square feet. The lease requires that a construction agreement be signed by Vertical Vision by September 1, 2024, or the lease will be voided. The planned facility is estimated at 11,500 square feet.

**Mr. Christensen opened the Public Hearing.**

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

**Mr. Christensen closed the Public Hearing.**

**b. Consider approval of Land Lease with Vertical Vision Flight Academy, LLC**

The Assistant Executive Director recommended the Board approve the land lease with Vertical Vision Flight Academy, LLC.

Mr. Dickinson moved to approve the land lease with Vertical Vision Flight Academy, LLC. Mr. Feldmann seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A24-091**

**Consider Guaranteed Maximum Price Amendment No. 6, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture**

The Executive Director introduced Mr. Mark Atkinson with Anser Advisory to present details regarding the Guaranteed Maximum Price Amendment No. 6 to the Board.

Mr. Atkinson stated on July 20, 2023, the Authority Board approved Guaranteed Maximum Price (GMP) Amendment No. 1 for \$41,722,718.00, agenda item A23-095. On September 12, 2023, the Authority Board approved GMP Amendment No. 2 for an Exterior Glazing System valued at \$5,595,488.00. With the approval of the second amendment, the progressive cumulative GMP grew to \$47,318,206.00, agenda item A23-123. On October 10, 2023, the Authority Board approved GMP Amendment No. 3 for escalators and elevators valued at \$6,404,236.00. With the approval of the third amendment, the progressive cumulative GMP grew to \$53,722,442.00, agenda item A23-138. On January 9, 2024, the Authority Board approved GMP Amendment No. 4 for passenger boarding bridges, mechanical & electrical equipment, and baggage handling system valued at \$43,178,616.00. With the approval of the fourth amendment, the progressive cumulative GMP grew to \$96,901,058.00, agenda item A24-005. On April 23, 2024, the Authority Board approved GMP Amendment No. 5 for roofing, interior & exterior metal stud framing and gypsum assemblies and metal panels valued at \$16,912,004.00. With the approval of the fifth amendment, the progressive cumulative GMP grew to \$113,813,062.00, agenda item A24-056.

Mr. Atkinson stated the proposed Guaranteed Maximum Price Amendment No. 6 includes a GMP for New Terminal masonry, interior glazing, terrazzo, fluid applied flooring & sealants, mechanical, plumbing, electrical and civil scope of work for 2025 & 2026. The lowest responsive, responsible bid was \$129,111,859.00 and when added to GMP Amendment Numbers 1, 2, 3, 4 & 5, it will bring the current cumulative “not to exceed” GMP to \$242,924,922.00.

Board members asked numerous questions which Mr. Atkinson answered.

The Project Management Committee recommended the Board approve the Guaranteed Maximum Price Amendment No. 6, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture.

Mr. Feldmann moved to approve the Guaranteed Maximum Price Amendment No. 6, Exhibit A-1, to AIA Document A133-2019 between the Des Moines Airport Authority and Weitz/Turner, a Joint Venture. Ms. Lauridsen Sand seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A24-092 Consider Award of Contract to Iowa Contracting Inc. for 2024-2025 Landside Snow Removal Services**

The Director of Operations stated a Request for Quotes was publicly issued for 2024-2025 Landside Snow Removal services. The Authority received a single response from Iowa Contracting Inc., who is the current service provider. The proposed rates were reasonable with a moderate increase from the prior year. The estimated annual expenditure for this contract, depending on winter conditions, is approximately \$230,000.

The Director of Operations recommended the Board approve a Contract with Iowa Contracting Inc. for 2024-2025 Landside Snow Removal Services.

Ms. Lauridsen Sand moved to approve a Contract with Iowa Contracting Inc. for 2024-2025 Landside Snow Removal Services. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A24-093 Consider Purchase of Vending Equipment**

The Assistant Executive Director stated in coordination with Aero Service Group (ASG) under the Food and Beverage Management Agreement, Authority staff propose that the Airport Authority take over the management of vending. Currently, vending within the terminal, Parking office, and Field Maintenance break room is handled through a concession agreement. The machines will be monitored and filled by ASG staff in periods of low activity in the terminal. A total of 17 machines are being proposed for a total cost of \$142,234.74.

The Assistant Executive Director recommended the Board approve the purchase of vending equipment from Crane Payment Innovations, Inc.

Ms. Feeney announced that she would abstain from voting on this item. Mr. Dickinson moved to approve the purchase of vending equipment from Crane Payment Innovations, Inc. Ms. Lauridsen Sand seconded. Motion Carried: 4-0-1-0; Yeas: Christensen, Dickinson, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: Feeney; Absent: 0.

**A24-094 Consider approval of 28E Agreement with the City of Des Moines for Parking Ticket Writing Authority**

The Director of Operations stated the Authority and the City of Des Moines have prepared a 28E Agreement giving Authority staff the ability to write parking tickets to better enforce parking regulations on the front curb. The City is scheduled to approve the Agreement at their July 15, 2024, City Council meeting.

The Director of Operations recommended the Board approve 28E Agreement with the City of Des Moines for Parking Ticket Writing Authority.

Mr. Feldmann moved to approve 28E Agreement with the City of Des Moines for Parking Ticket Writing Authority. Mr. Dickinson seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A24-095 Consider Art Recommendations for the New Terminal Project**

The Executive Director stated the Greater Des Moines Public Art Foundation stepped forward volunteering to assist with the selection and funding of art in the new terminal. At the December 12, 2023, Board Meeting, Board Members Jake Christensen and Mark Feldmann volunteered to serve on an ad hoc art selection committee led by Dr. Alexa McCarthy, Executive Director of the Greater Des Moines Public Art Foundation. Others on the committee include Bruce Hentschel, President of the Greater Des Moines Art Foundation Board, Architects Rod Kruse and Christian Truscinski with BNIM, and Kevin Foley, Executive Director of the Des Moines Airport Authority.

The Executive Director introduced Dr. McCarthy. Dr. McCarthy presented the recommendations of the Art Committee to the Board.

Board members asked numerous questions which Dr. McCarthy answered.

The Art Committee recommended the Board approve the art recommendations for the New Terminal Project.

Ms. Lauridsen Sand moved to approve the art recommendations for the New Terminal Project. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

**A24-096 Financial Report**

- The Director of Finance reported:
  - An RFP was issued on July 1, 2024, for an accounting firm to provide annual auditing services.
  - Revenue
    - Total revenue is 7% above budget and 5% above the same period from the previous year.
    - Interest income is up approximately \$700K due to the \$45M matured CD in June.
    - The YTD interest income balance is trued up from the audited adjustment between 2023 and 2024.

- Expenses
  - Total expenses are 1% below budget and 11% above the same period from the previous year. The increased expenses of \$1.2M are from Bond counsel & financial advisor fees related to Bond Series 2024A (Polk County loan).
- Cash
  - Total cash is up by \$128M from prior month with a few large transactions:
    - Received \$120M Bond /Loan proceeds from Polk County.
    - Received \$2.1M interest from matured CD.
    - Received \$3M from several local governments.
    - Received \$7M from Federal AIP grant.
    - Paid \$8M for Terminal construction and design invoices.
  - Two items have been added to the Financial Report: (1) loan proceeds (Polk bonds) and (2) debt service to Polk County. Starting with this meeting, Polk County will receive the full board packet each month which includes the Authority's financial report.
- Board members asked various questions which were answered by the Director of Finance and Assistant Executive Director.

**A24-097 Briefing**

- The Director of Operations reported:
  - June 2024 taxi statistics.
  - June 2024 passenger statistics are not available yet.
  - June 2024 summary statistics for enplanements, seats, and load factor.
- The Executive Director reported:
  - TSA screened a record-setting number of passengers over the July 4th holiday. There was a 6.23% increase year over year for the July 4<sup>th</sup> holiday.
  - A second special Global Entry interview event will be held at the airport August 13-15, 2024. Scheduling for those who have been conditionally approved for an interview opened July 9, 2024.
  - Commemorative Air Force will be here at Signature Flight Support July 31 through August 4, 2024.
  - Answer June 2024 Report
    - Risk Register
      - There are some yellow and red items on the register. Yellow: coordination between the garage project could impact terminal construction. Red: permanent power for the new terminal will be available in March 2026.
      - 7/25/24 Special Board Meeting
        - Includes bid package GMP No. 7 and a budget for 1B West.
  - Authority staff are completing an application for funding through the Airport Terminal Program (ATP).

**A24-098 Next Meetings**

- July 25, 2024, Special Board Meeting
- August 13, 2024, Regular Board Meeting

**A24-099 Adjourn**

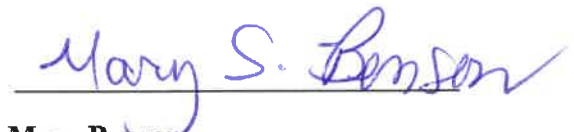
Ms. Lauridsen Sand moved to adjourn the meeting. Ms. Feeney seconded. Motion Carried: 5-0-0-0; Yeas: Christensen, Dickinson, Feeney, Feldmann, and Lauridsen Sand; Nays: 0; Abstained: 0; Absent: 0.

The meeting adjourned at 10:20 a.m.

**Respectfully Submitted:**



**Ross Dickinson**  
**Secretary/Treasurer**



**Mary Benson**  
**Board Clerk**