

# Minutes of the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning Committees



Date: June 5, 2024

Location: Metropolitan Nashville Airport Authority  
Tennessee Boardroom

Time: 9:00 a.m.

Committee Members Present:

Bobby Joslin, Committee Chair; Nancy Sullivan, Committee Vice Chair

Committee Members Absent:

Glenda Glover

Other Board Members Present:

Jimmy Granbery, Andrew Byrd

MNAA Staff & Guests Present:

Doug Kreulen, Neale Bedrock, Lisa Lankford, Trish Saxman, Marge Basrai, Kristy Bork, Kristen Deuben, Randy Dorsten, Adam Floyd, Ijeoma Ike, Eric Johnson, Carrie Logan, Rachel Moore, Ted Morrissey, Stacey Nickens, Josh Powell, Robert Ramsey, Davita Taylor, and Colleen Von Hoene

## I. CALL TO ORDER

Chair Joslin called the Joint Meeting of the MNAA and MPC Operations, Engineering & Strategic Planning (Operations) Committee to order at 9:00 a.m. pursuant to Public Notice dated May 31, 2024.

## II. PUBLIC COMMENTS

Chair Joslin stated there were no public comment requests received.

## III. APPROVAL OF MINUTES

Chair Joslin asked for a motion to approve the minutes from the May 8, 2024 Operations Committee meeting. Vice Chair Sullivan made a motion and Chair Joslin seconded the motion.

Chair Joslin asked Ms. Saxman for a roll call:

Chair Joslin – Yes

Vice Chair Sullivan – Yes

The motion passed with a vote of 2 to 0.

IV. CHAIR'S REPORT

Chair Joslin had no Chair's Report.

V. ITEMS FOR APPROVAL

1. Construction Contract for Demolition of Selected Buildings

President Kreulen introduced Robert Ramsey, EVP, Chief Development Officer, to brief the Committee on the Construction Contract for Demolition of Selected Buildings. Mr. Ramsey stated the miscellaneous building demolition is for two areas, one is near the Air Traffic Control Tower ("ATCT") for 3 single story buildings owned by Enterprise and formerly with the State Aeronautics Department that need to be demolished in order to make room for the new ATCT that the FAA is funding, and it also includes an alternate secondary commercial building at a separate site. The alternate in the proposal is 1400 Murfreesboro Pike that would be removed once MNAA receives appropriate approvals. MNAA advertised a Request for Proposal ("RFP") in March 2024 and received two proposals in April 2024. The two proposals were evaluated on mandatory requirements, experience and qualifications, schedule, price and SMWBE participation. CDS received 259 points and Renascent received 379 points, overwhelmingly the higher score proposal. The SMWBE participation goal set for this project is 9.48% MBE and 4.83% WBE. Renascent exceeded that participation level with 11.6% MBE and 8.61% WBE. The anticipated construction start date is July 2024 and will last approximately 90 calendar days and will be completed by October 2024. The contract cost is \$1,024,800.

Mr. Ramsey requested the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed contract with Renascent for \$1,014,800.

Chair Joslin asked if there is a better picture of the buildings that are going to be demolished. Mr. Ramsey replied not in the deck, but he will get a better picture for the Board meeting. Chair Joslin asked if Renascent had already applied for demo permits. Mr. Ramsey stated no, they have not applied for demo permits yet, and once the Board approves, they will start that process. Chair

Joslin asked if the FAA would pay to relocate the ACTC. Mr. Ramsey stated yes, the FAA has reported that it is a funded project.

President Kreulen stated as part of the Covid construction dollars that were out there, the Federal Government has allocated to the FAA approximately \$30M to build a new ATCT in Nashville. In order for them to begin that project at the site that they want, MNAAC has an obligation to clear that property. MNAAC is in sequence with getting buildings out of the way. Mr. Adam Floyd, SVP, Chief Operating Officer, recently visited Atlanta to meet with the FAA and advised them that we do not believe it is a great location; it will still work but not a great location. The FAA will continue to press ahead and did take an action item from his visit and that was to evaluate if they need to make it taller so they can overlook anything we build for a future Terminal. MNAAC has an obligation to get ready for them to award a contract. Chair Joslin stated if you go across Murfreesboro Road on 20R, it is a long way from where it is right now. President Kreulen stated the MNAAC team traveled to New Jersey and visited their computer lab for towers, and they have our airport layout plan on a computer model, and they can see the runways even if we have the extension, but that was before we discussed Terminal II. Chair Joslin stated out at John C. Tune, the FAA changed it at the last minute, and it added 6-8 months. President Kreulen stated for the Board meeting we will have photographs of the four buildings. Commissioner Byrd asked what buildings are being removed. President Kreulen replied part of the Enterprise rental car buildings and when we took over the lease from the State of Tennessee Aeronautics Building, they left behind a building that MNAAC needs to get it out of the way. Chair Joslin asked if that is the one where MNAAC was collecting \$750 a month. President Kreulen stated they moved out of it, and it has been sitting empty.

Commissioner Granbery asked if the building on the far left was the State Hangar. Mr. Ramsey replied yes. Commissioner Granbery asked if the existing ATCT was in that circle on the diagram. Mr. Ramsey replied yes, the ATCT is in that circle and will move across the street; it will move within the same circle. Commissioner Byrd asked Mr. Ramsey to point out the main terminal at the top of the diagram. Commissioner Byrd asked what the circle on the bottom left represents. Mr. Ramsey stated that is the alternate item located at 1400 Murfreesboro Road. President Kreulen stated the contract is to remove these four buildings and this is an alternate. Basically,

staff recommends that the Committee approve and recommend to the Board the whole project and a notice to proceed on the alternate will not be given until we get appropriate FAA or Historical approval to remove it. Vice Chair Sullivan asked Mr. Ramsey if he was surprised that MNAA only received two proposals. Mr. Ramsey replied no, there is so much work going on right now, we have struggled getting two or three bids. The most we have had are about four proposals. Commissioner Byrd asked how the new location of the ATCT will affect our potential for a new terminal. President Kreulen stated it will affect it because we will have to plan around it. Commissioner Byrd stated so you will have to build around it and it is not premiere location for us based upon the discussions we have had in our last meetings. President Kreulen replied yes, they are going to be in a cul-de-sac and we will drive around them and we understand their concern; federal officials are worried about losing the money and some other airport will receive their tower money and they are willing to go with a sure bet.

Chair Joslin asked if 1400 Murfreesboro would be a better site for the tower. President Kreulen stated we had 2 or 3 sites on the west side that we recommended, about a total of 8 sites. If we talk about the 4<sup>th</sup> parallel that is why they tend to shy away and just make it taller. Chair Joslin asked when we will get the official word about the location. Mr. Floyd replied they did not give a time frame and they were going to go back to DC and look at it and focus on the height. President Kreulen stated we have time and it will not impact them if they stay and it will not impact them if they move, we need to demolish those buildings anyway with Terminal II. FAA has to make a business decision from the federal side of the house. Chair Joslin asked if we have a place to put the other hangars that will be torn down. President Kreulen stated we plan to come back to the Board later in the year with updates planned for July, September and a final update in November. Chair Joslin stated we are talking about 5-6 years, and we need to start moving people out. President Kreulen stated the biggest challenge is we are on a 10-year schedule for a FY34 opening so for the next 3 years we plan to do land prep of where we are moving stuff and then we will build what we are going to replace and then we will come back and demo.

Chair Joslin asked for a motion to approve as presented. Vice Chair Sullivan made a motion and Chair Joslin seconded the motion.

Chair Joslin asked Ms. Saxman for a roll call:

Chair Joslin – Yes

Vice Chair Sullivan – Yes

The motion passed with a vote of 2 to 0.

VI. INFORMATION ITEMS

1. BNA Development Update

President Kreulen updated the Commissioners on BNA Development and provided some photographs of the widening coming off of Exit 216 adding another 1500 feet in late May. The final 200 ft remains to do some final underground pipe work and then final paving. In the end we will end up with 3500 feet of new pavement, two lanes wide all the way from Interstate 40 which will allow another 3500 cars per hour. President Kreulen stated we are still working with TDOT to widen part of Interstate 40, but we do not own that. Concourse D extension construction continues, and he presented a photograph showing the connector that will have the moving sidewalk and the structural steel going up. President Kreulen presented a photograph of Donelson Pike, showing the blasting area where blasting happens at 1:00 PM every day. MNAA restricts the aircraft from being at Gate D6, so passengers inside the terminal are not at risk.

Commissioner Byrd asked how the traffic was over Memorial Day. President Kreulen replied we received an email from TSA stating it was the largest May on record. The Sunday afternoon peaks, when everyone is coming back or leaving Nashville, are our biggest peaks for traffic. We have officers from 2:00 – 8:00 PM and extra staff every Sunday to make sure we can keep cars moving in and out of here. Commissioner Byrd asked how the backup was on the Interstate. President Kreulen stated if the Commissioners would like he will share the live camera feed of traffic in and out of BNA; there is a TDOT Smart App.

2. JWN Development Update

President Kreulen updated Commissioners on the JWN North Development stating Metro Council approved the Amendment to the MNPD Lease Agreement and we are now approved to award the contract to Barons to build the new hangar for the Metro Nashville Police Department. We will coordinate with Metro and the Board on a groundbreaking and ribbon cutting ceremony.

Contour is working on the inside of their hangars and getting ready to open. MNAA is working on release of an RFP for a 2<sup>nd</sup> FBO and a Notice of Availability for the midfield. If we do not get acceptable responses on the midfield, then we will build box hangars and come back to the Commissioners with that. Commissioner Granbery asked what the square footage of the State Hangar and Lawrence hangar are. President Kreulen replied he will get that information to the Commissioners.

President Kreulen concluded the presentation of the informational items.

VII. ADJOURN

There being no further business brought before the Operations Committee, Chair Joslin adjourned the meeting at 9:20 a.m.



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Andrew W. Byrd, Board Secretary