

Minutes of the Joint Meeting of the MNAA and MPC Operations Committee



Date: November 12, 2025

Location: Metropolitan Nashville Airport Authority
Tennessee Boardroom

Time: 9:00 a.m.

Committee Members Present:

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

Committee Members Absent:

None

Other Board Members Present:

Andrew Byrd, Joycelyn Stevenson, Glenda Glover

MNAA Staff & Guests Present:

Doug Kreulen, Cindy Barnett, Lisa Lankford, Trish Saxman,
Marge Basrai, Zach Blair, Kristy Bork, Adam Bouchard, John
Cooper, Kristen Deuben, Eric Johnson, Leslie Larson, Lisa
Leyva, Carrie Logan, Tyler Mayo, Rachel Moore, Ted
Morrissey, Stacey Nickens, Brandi Porter, Josh Powell,
Robert Ramsey, Tiffany Underwood, Puneet VEDI, and
Steven Woods
Ali Hijazi and Veronica Tuazon – Plante Moran

I. CALL TO ORDER

Chair Granbery called the Joint Meeting of the MNAA and MPC Operations Committee to order at 9:00 a.m. pursuant to Public Notice posted on the BNA website at flynashville.com.

II. PUBLIC COMMENT

Chair Granbery stated there were no public comment requests received.

III. APPROVAL OF MINUTES

Chair Granbery asked for a motion to approve the minutes from the October 8, 2025 Operations Committee meeting. Commissioner Sullivan made a motion, and Vice Chair Joslin seconded the motion.

Chair Granbery asked Ms. Saxman for a roll call:

Chair Granbery – Yes

Vice Chair Joslin – Yes

Commissioner Sullivan – Yes

The motion passed with a vote of 3 to 0.

IV. CHAIR'S REPORT

Chair Granbery had no Chair's report. He stated he is glad to get past the government shutdown and get back to more moderation with the Thanksgiving season upon us.

V. ITEMS FOR APPROVAL

1. Purchase of Stream Mitigation Credits for Airport Land Development (Maxey Ridge Mitigation Bank)

President Kreulen introduced Traci Holton, VP, New Horizon, to brief the Commissioners on the Purchase of Stream Mitigation Credits for Airport Land Development (Maxey Ridge Mitigation Bank). Ms. Holton stated this agreement is to purchase mitigation credits for future airport land development projects from Maxey Ridge Mitigation Bank from Headquarters Reserve, LLC. MNAA has 3 upcoming projects, R/W 2L Extension, RAC Service Center and the General Aviation Site South R/W 13/31, that we know there are streams on all 3. In 2024 the Board approved purchase of 2 years of credit from Cedar Forest and we used the first year for Central Ramp and we will use most of the 2nd year for the 2L extension, but we will still need additional credits. Maxey Ridge will release 1,795 credits in the first year and we are getting these at the same price as Cedar Forest that we previously purchased at \$3,500 a credit and we will bank those credits for future projects.

Ms. Holton presented a slide showing the projects and stream credits needed and credits that will be banked. We will have to come back to the Board for approval of credits in the future for the General Aviation site south of R/W 13/31. The reason this is critical is a schedule component; Cedar Forest is not going to release more credits for 2 to 3 more years. To set the airport up for success to make sure we have this plan in place for these projects to move forward we are asking for approval for the Maxey Ridge. Traci reminded the Committee that the last time we did this for Cedar Forest, she told Board we were not 100% positive the Metro variance committee would accept it, because it is not in Davidson County. When we took those for Central Ramp, they did accept that as stream mitigation which is critical, and this one, Maxey Ridge, is the same (in BNA's watershed). Metro Storm Water Variance Committee set the precedent that we will be able to

utilize these credits for projects as well. Strategically this is setting us up for anything in the future, even beyond these 3 projects if we determine the need. And we will come back to the board for approval for acceptance of those credits when they become available.

Ms. Holton requested the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed contract with Headwaters Reserve, LLC to purchase the first release at up to \$6,282,500 and accept first right of refusal for all future credit releases.

Chair Granbery asked with all the property we own, is there any supply on airport property where we can develop our own credit bank. Ms. Holton replied she does not think we would want to do that because it would be in perpetuity and we would forever have to maintain. She believes it would be a large undertaking that we are probably not equipped to do from a staffing perspective. There are third parties we can hire to do it, if we do not have banks we can buy into, they are rare and this a gem for us to be able to do this. We would have to purchase somewhere in the state and hire someone to do it for us, and still get through Metro. Chair Granbery stated we do not want to move too far from this area because we want to be in watershed. Ms. Holton replied yes that is the other challenge. President Kreulen stated we have some streams on BNA that we have mitigation and then we were written up a couple years later because it was not maintained and with this purchase they are now responsible for maintaining and handling all the environmental challenges.

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

Chair Granbery asked Ms. Saxman for a roll call:

Chair Granbery – Yes

Vice Chair Joslin – Yes

Commissioner Sullivan – Yes

The motion passed with a vote of 3 to 0.

2. Design Contract for T/W Hotel South TSA Improvements (ADGV / TDG6)

President Kreulen introduced Puneet Vedi, VP, Airport Capital Development, to brief the Commissioners on the Design Contract for T/W Hotel South TSA Improvements (ADGV / TDG6). Mr. Vedi stated this project includes the design for the T/W Hotel South Taxiway Safety Area (TSA) Improvements, including design of a retaining wall necessary for the TSA widening. The project also includes preliminary design for TDG 6 improvements and T/W H1 and T/W H6. President Kreulen stated there are one of these on the South end and one on the North end that will be built. On July 14, 2025 MNAA published a Request for Qualifications "RFQ" and received 2 Statement of Qualifications "SOQ". The Selection Committee evaluated the SOQs based on capability to perform project and recent comparable airport experience, key personnel's professional qualifications and experience, qualification and experience of subconsultants and understanding of project's potential challenges. On August 28, 2025, the Selection Committee determined Michael Baker International to be the most qualified and best understanding and needs of the project. Michael Baker International submitted a scope of work proposal of \$1,472,063 NTE. The contract start date is November 2025 and will conclude October 2026. The funding sources are MNAA Bonds and Federal funds.

Mr. Vedi recommended the Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to approve the proposed Design Contract with Michael Baker International in the amount NTE \$1,472,063.

Vice Chair Joslin asked who Michael Baker International is and if they are local. Mr. Vedi replied they have a local presence and office here in Nashville and are headquartered in Atlanta. Vice Chair Joslin asked how many other bidders? Mr. Vedi replied two bidders, Michael Baker International and Atkins-Realis. President Kreulen noted that Michael Baker International have done work here before and are a well-respected firm and this is their first win in a couple of years.

Commissioner Glover asked will we be able to start on time with the strain of what is going on in Washington now, will there be any delays. Mr. Vedi replied we will start with the design services and Michael Baker International is eager to get going. Chair Granbery said the question may be more related to funding. Mr. Robert Ramsey, CRO, stated since it is a design project, we are able

to work with finance and be reimbursed after the fact. We can go ahead and move forward and be reimbursed once funds become available.

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

Chair Granbery asked Ms. Saxman for a roll call:

Chair Granbery – Yes

Vice Chair Joslin – Yes

Commissioner Sullivan – Yes

The motion passed with a vote of 3 to 0.

President Kreulen stated this is getting ready for Group 6 on 2L, and once this finishes we will do the construction contract improvements. We do not have an answer yet on the bridge. We are starting to lay out our 2027 CIP and proposals and trying to fill that in so we have both sides of the equation covered. Commissioner Byrd asked if we are still on track to receive larger airplanes. President Kreulen replied yes, assuming all our construction finishes up on 2L, April 1, 2026 is our deadline to receive larger aircraft. Commissioner Byrd asked if British Airways will have larger jets. President Kreulen replied yes, British Airways and Aer Lingus have mentioned it too.

President Kreulen concluded the presentation of the approval items.

VI. INFORMATION ITEMS

1. BNA Development Update

President Kreulen stated Concourse A demo is underway and is ahead of schedule. Terminal Access Roadway Improvements ("TARI") is in Phase 3.1 construction which will end on August 3, 2026. The Operations and Engineering teams have had discussions with TDOT on modeling of intersections and exits. Lot B Expansion will open November 6, 2025. The Central Ramp has 257,021 cubic yards placed and 300 of 389 box culverts installed. The Northeast Employee/Valet Storage Lot will go for approval in December 2025.

2. JWN Development Update

President Kreulen stated Jet Access is completing framing and installing exterior walls with Substantial Completion on June 9, 2026. Jet Right received 7460 approval for 96' hangar and are awaiting 7460 determination for 98' hangar. MNPD has roof & brick installation complete and ramp & vehicle parking lot mid-November Substantial Completion on December 31, 2025. Met last Monday with Mayor O'Connell and mentioned the hangar is close to substantial completion and he will coordinate with his staff as to whether they want to do a ribbon cutting. Atlantic Aviation has MNAA approved 90% construction documents and is groundbreaking the week of April 20, 2026.

Both BNA and JWN are keeping the staff busy, and he is proud of the staff and keeping it on time and on budget.

President Kreulen concluded the presentation of the informational items.

VII. ADJOURN

There being no further business brought before the Operations Committee, Chair Granbery adjourned the meeting at 9:16 a.m.



Andrew W. Byrd, Board Secretary