



Joint Meeting of the MNAA and MPC Operations Committee

February 11, 2026

Call to Order

February 11, 2026

Public Comment

Tennessee Code Annotated, Title 8, Chapter 44, Part 1

MNAA Policy ID: 33-007, Public Comment Policy, effective September 8, 2025

No Public Comment Requests Received by Monday, February 9, 2026, 9:00 am

Approval of Minutes

Joint Meeting of the MNAA and MPC Operations Committee

December 10, 2025

Chair's Report

Jimmy Granbery

Operations Committee Chair

Items for Approval

February 11, 2026

- Contract for Custodial Services for Outlying Buildings

Items for Approval

- Adam Floyd, CM, EVP, Chief Operating Officer

Contract for Custodial Services for Outlying Buildings

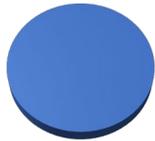
Project Description: Custodial Services for Outlying Buildings; Contractor to perform custodial services for approximately 163,950 square feet of cleanable square footage and 57,178 square feet of windows and glass surfaces across seven outlying MNAA facilities.

Contractor: K. Payne Contracting, LLC

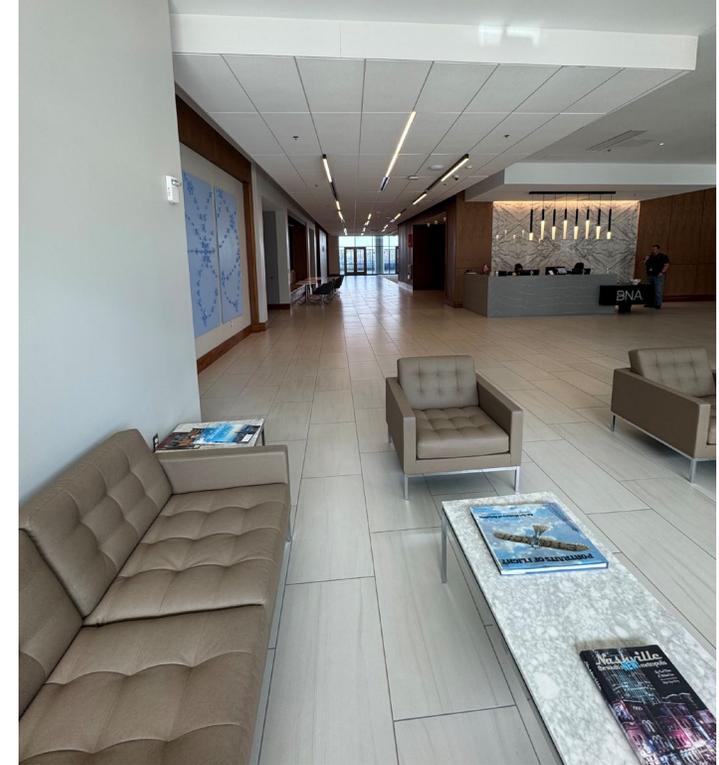
Schedule: Start Date: April 1, 2026
Contract Duration: Three (3) years with no option years

<u>Contract Cost:</u>	Contract Cost Year 1	\$ 665,695
	Contract Cost Year 2	\$ 687,656
	Contract Cost Year 3	<u>\$ 689,624</u>
	Estimated Contract Cost	\$2,042,975

Funding Source:



■ Operations & Maintenance (O&M)



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it accept the proposed contract with K. Payne Contracting, LLC for performance of Custodial Services for Outlying Buildings and authorize the Chair and President to execute the proposed Contract for \$2,042,975.

- Design Contract Amendment 1 for Runway 2L/20R Extension

Items for Approval

Traci Holton, PE, C.M.
VP, New Horizon

Design Contract Amendment 1 for Runway 2L/20R Extension

Project Description: Extension of Runway 2L to 11,500 ft including taxiways Alpha and Bravo, improvements to Murfreesboro Road, and a tunnel/bridge; Amendment 1 includes update of conceptual design for 11,500 ft, utility and agency coordination, preliminary & final design for roadway & tunnel, and preliminary design for airfield improvements

Consultant: Garver, LLC

Total Amendment Cost:

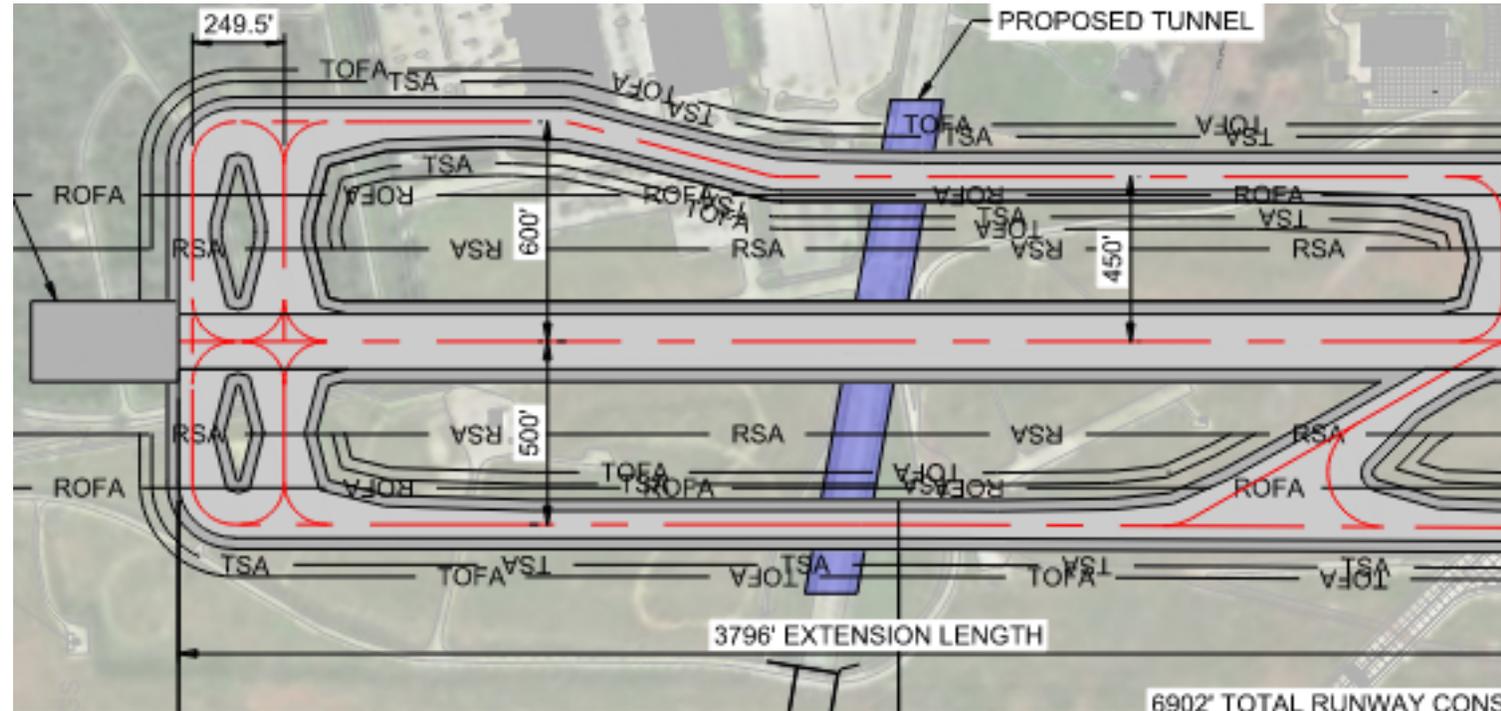
Contract Cost (Ph 1)	\$ 2,098,212.51
Amendment 1	\$10,406,447.00
Total Contract Cost	\$12,504,659.51

Schedule: Contract Start: March 2020
Contract End : ~December 2033

Funding Sources:



■ 100% MNAA Bonds



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the proposed amendment with Garver in the amount \$10,406,447.

- Contract for Signage Services (on-call)
- Construction Contract for Taxiway Yankee Repair
- Construction Contract for Terminal Apron Reconstruction at Taxiway Zulu

Items for Approval

Puneet Vedi, AIA, A.A.E., LEED GA
VP, Airport Capital Development

Contract for Signage Services (On-Call)

Project Description: On-Call Contract to provide airport roadway, terminal, and other signage service.

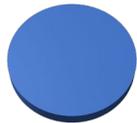
Contractor: Jarvis Signs

Contract Value: \$400,000 NTE/year per firm
1 Year with four 1-year renewal options

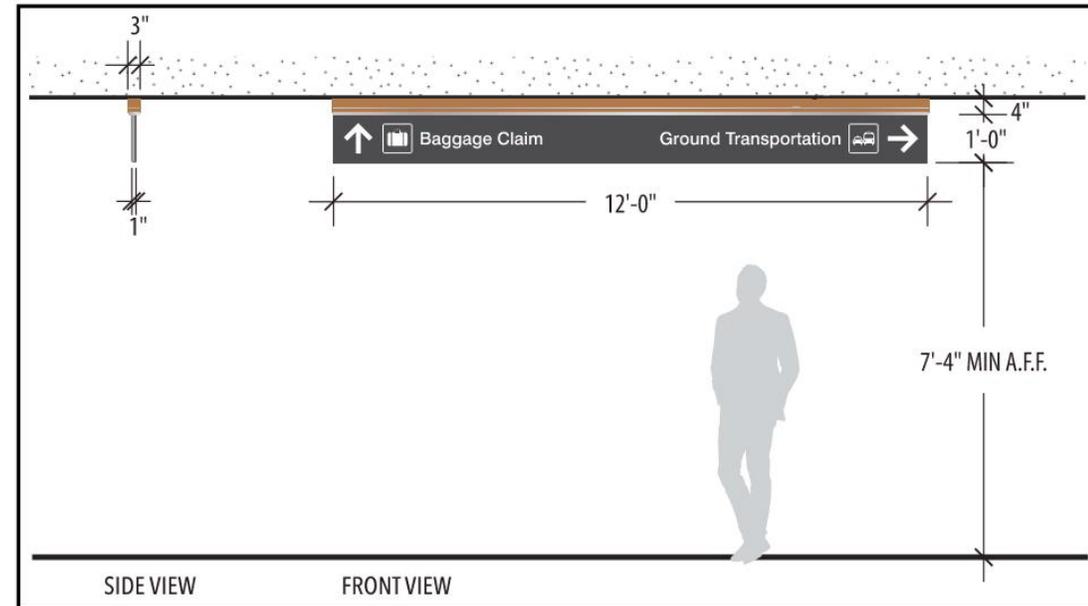
Schedule:

Year 1:	4/24/26 – 4/23/27:	\$ 400,000 NTE
Year 2:	4/24/27 – 4/23/28:	\$ 400,000 NTE <i>(optional)</i>
Year 3:	4/24/28 – 4/23/29:	\$ 400,000 NTE <i>(optional)</i>
Year 4:	4/24/29 – 4/23/30:	\$ 400,000 NTE <i>(optional)</i>
Year 5:	4/24/30 – 4/23/31:	\$ 400,000 NTE <i>(optional)</i>
Total (5 years)		\$ 2,000,000 NTE

Funding Sources:



■ 100% MNAA (Determined on task-by-task basis)



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the Chair and President & CEO to execute the On-Call Contract for Signage Services with Jarvis in the annual Not-to-Exceed limit of \$400,000 for each contract per year.

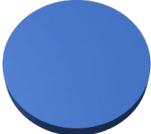
Construction Contract for Taxiway Yankee Repair

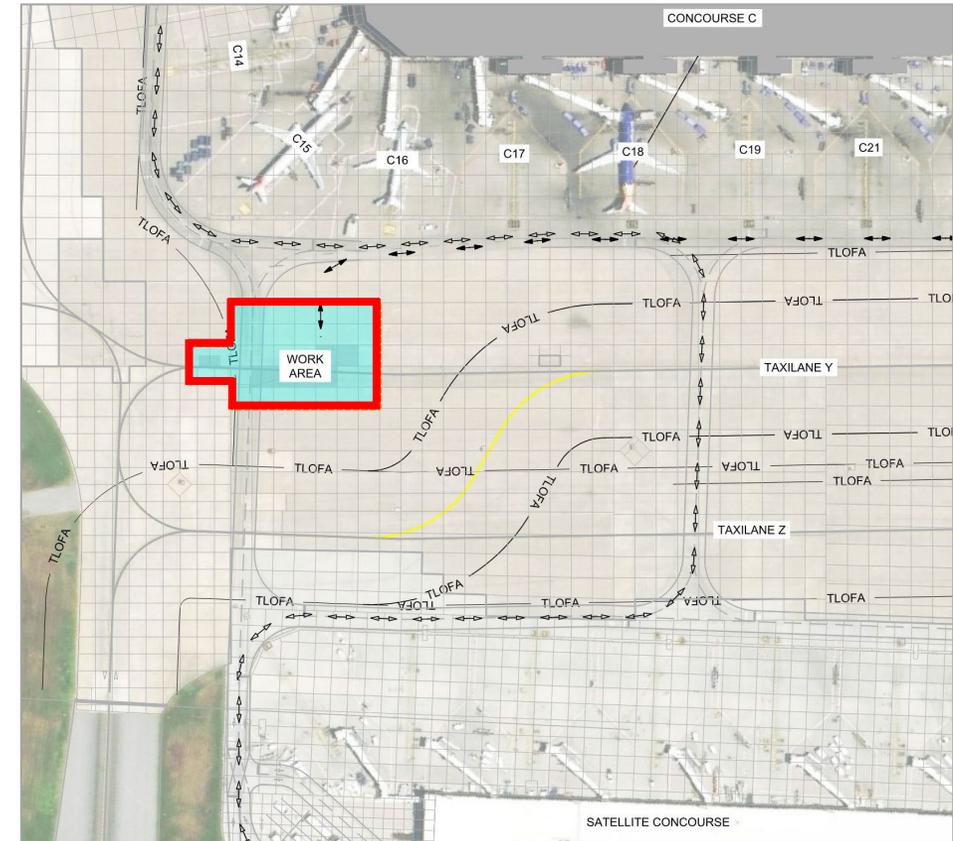
Project Description: Full reconstruction of 431 SY of Terminal Apron pavement with 17” of FAA-specified P-501 concrete.

Contractor: Hi-Way Paving, Inc.

Total Task Order Cost: \$514,260.23
(\$514,260.23 of \$10M NTE committed)

Schedule: Contract Start: March 2026
Contract End : April 2026

Funding Sources:  100% MNAA
(Bonds/Credit Facility)



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize the proposed Task Order through the Airfield Pavement Repair On-Call Contract for a Not-to-Exceed amount of \$514,260.23.

Construction Contract for Terminal Apron Reconstruction at Taxiway Zulu

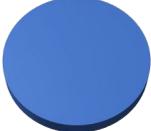
Project Description: Full reconstruction of 10,400 SY of Terminal Apron pavement with 17” of FAA-specified P-501 concrete.

Contractor: Hi-Way Paving, Inc.

Total Task Order Cost: \$4,909,538.38
(\$5.42M of \$10M NTE committed)

Schedule: Contract Start: March 2026
Contract End : June 2026

Funding Sources:



■ 100% MNAA
(Bonds/Credit Facility)



Staff Recommendation: Operations Committee recommend to the Board of Commissioners that it authorize that it authorize the proposed Task Order through the Airfield Pavement Repair On-Call Contract for a Not-to-Exceed amount of \$4,909,538.38.

Information Items

February 11, 2026

- January 2026 Snow Response
- New Horizon I & II Program Budget
- BNA Development Update
- JWN Development Update
- JWN Hangar Agreement Terms Update

Information Items

Douglas E. Kreulen, A.A.E.
President and CEO

January 2026 Snow Response



- Preparation: Jan 11 – 22, 2026
- Response: Jan 23, 6 pm – Jan 26, 1 pm
– 4,020 minutes
- Estimated Cost: ~\$4.1M

Runway Availability

BNA with 1 or more runways during Air Carrier Operations

- 3,695 minutes / 91.9%
- 325 minutes 0 runways due to ice / 8.08%

Flights Affected During 0 Runway Availability

- 5 Arrivals (Southwest),
- 7 Departures (Southwest)
- 12 of 1,207 = 0.99%

Flight Cancellations by Airlines

- Planned Flights by Carriers = 2,135
- Cancelled Flights by Carriers = 928
- Completion Factor = 56.75%

Runway Availability & Flight Cancellations



Supplies Used

Airfield

E36 (pavement deicer)	74,921 gallons
Pellet deicer	44,000 pounds

Landside

Road Salt	679 tons
Pavement deicer	51,080 pounds
Liquid deicer	660 gallons

Runway Friction Test Runs = 48

MNAA Staffing for Event = 150+

Equipment Used

- 2 – MB5C (Plow / Broom / Blowers) – Airfield
- 3 – Brooms – Airfield
- 3 – Deicer spray trucks – Airfield
- 2 – Pellet deicer trucks – Airfield
- 5 – Pickup truck with plow / salt spreader – Landside
- 2 – Plow trucks – Landside
- 2 – Skid steers – Landside
- 30+ - Grade A vehicles to clear ramp & landside (dump trucks, front end loaders, plows, skid steers)

Summary of Event



- New Horizon I Program Scope and Budget approved by Board August 21, 2024
 - \$1,620,000,000
 - No change
- New Horizon II Program Scope and Budget approved by Board January 15, 2025
 - \$1,337,500,000
 - No change to \$
 - Split out Terminal Access Roadway Improvements (TARI) Phases
- New Horizon I & II Program Budgets
 - \$2,957,500,000

New Horizon I & II Program Budget

New Horizon I Program Budget

Project Name	Current Budget	Estimate at Completion (EAC)	Budget Variance	Project Contingency: Original/Balance
New Horizon I Projects (Airside)	\$ 1,589,100,000	\$ 1,560,540,655	\$ 28,559,345	\$140,350,615 / \$86,835,837
Baggage Handling System Improvements	\$ 243,000,000	\$ 243,000,000	\$ -	\$22,090,909 / \$4,417,525
Concourse D Extension	\$ 247,000,000	\$ 218,440,655	\$ 28,559,345	\$26,138,432 / \$0
Concourse A Expansion	\$ 855,000,000	\$ 855,000,000	\$ -	\$77,939,456 / \$77,939,456
Central Ramp Expansion	\$ 244,100,000	\$ 244,100,000	\$ -	\$14,181,818 / \$4,478,856
ART	\$ 4,000,000	\$ 4,000,000	\$ -	
PROGRAM CONTINGENCY	\$ 26,900,000	\$ 26,900,000	\$ -	
Total	\$ 1,620,000,000	\$ 1,591,440,655	\$ 28,559,344	\$140,350,615 / \$86,835,837

New Horizon II Program Budget

Project Name	Current Budget	Estimate at Completion (EAC)	Budget Variance	Project Contingency: Original/Balance
New Horizon II Projects (Landside)	\$ 1,174,000,000	\$ 1,170,972,516	\$ 3,027,484	\$115,363,635 / \$112,823,635
① Terminal Access Roadway Improvements (TARI) - Ph 2	\$ 27,940,000	\$ 24,912,516	\$ 3,027,484	\$2,540,000 / \$0
Terminal Access Roadway Improvements (TARI) - Ph 3.1	\$ 91,657,500	\$ 91,657,500	\$ -	\$8,332,500 / \$8,332,500
② Terminal Access Roadways Improvements (TARI) - Ph 3.2	\$ 180,402,500	\$ 180,402,500	\$ -	\$16,400,227 / \$16,400,227
② Parking Garage D	\$ 310,000,000	\$ 310,000,000	\$ -	\$28,181,818 / \$28,181,818
② Consolidated Rental Car Facility (CONRAC)	\$ 564,000,000	\$ 564,000,000	\$ -	\$51,272,727 / \$51,272,727
Employee Parking / Valet Storage	\$ 95,000,000	\$ 95,000,000	\$ -	\$8,636,363 / \$8,636,363
ART	\$ 3,500,000	\$ 3,500,000	\$ -	
PROGRAM CONTINGENCY	\$ 65,000,000	\$ 65,000,000	\$ -	
Total	\$ 1,337,500,000	\$ 1,334,472,516	\$ 3,027,484	\$115,363,635 / \$112,823,635

① Previously reported together - \$300M

② TARI Ph 3.2, Parking Garage D and CONRAC combined in Messer/Sundt JV Contract



Concourse A, February 5, 2026



BNA Development Update

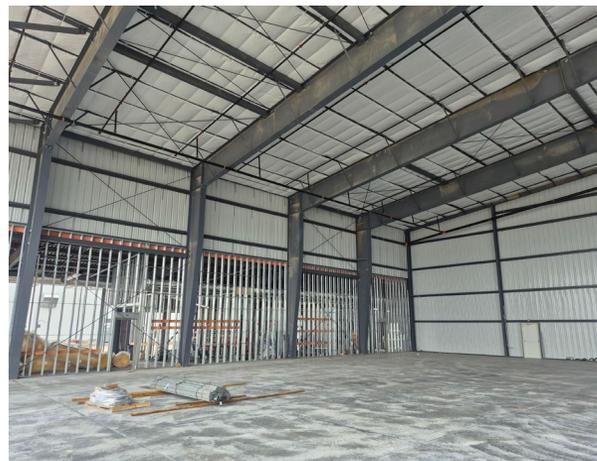
- Concourse A
 - 3,200 tons structure steel
 - 113 of 280 drilled foundations complete (142 in-progress)
- CONRAC / Garage / TARI
 - 2x weekly traffic modeling & CONRAC phasing workshops
 - 95% Design Reviews
 - 2/25 – Garage/Public Walk
 - 3/23 – CONRAC/CSB Core
- Central Ramp
 - 566,230 cu yds placed (45,713 trucks)
- Northeast Employee/Valet Storage Lot
 - Grading & Utility Preparation



Central Ramp, February 5, 2026



N/E Employee/Valet Storage Lot, February 5, 2026



Parcel 6/7, Jet Access, February 4, 2026



Parcel 10, MNPD, February 9, 2026

JWN Development Update

- Jet Access
 - MEP ongoing in office; Preparing for entrance canopy install
 - Substantial Completion 6/17/26
- Jet Right
 - Received 7460 for 98' hangar
 - Awaiting design drawings; Default notice sent
 - Amendment 2 planned for March 2026 Board
- MNPD
 - Completing interior painting, flooring and bathroom install
 - Substantial Completion ~ Feb 27, 2026
- Contour
 - Hangar 3 awaiting next foam test
- Atlantic Aviation
 - Groundbreaking ~ week of May 3, 2026

Administrative Updates

- 1) Update Rules and Regulations date
- 2) Align indemnification language with the Authority's current best practices
- 3) Add agreement reset every 5 years
- 4) Clarify language around the type of agreement

Procedural Updates

- 5) Add Security deposit return rules
- 6) Remove 5-day cure period for infractions
- 7) Add a \$50 NSF Fee (bounced check fee)
- 8) Require a list of members for LLCs
- 9) Clarify policy regarding hangar keys and locks
- 10) Clarify and update policy regarding late payments

Operational Updates

- 11) Require the use of a liquid capture/absorption device (ex: pan, carpet, etc.)
- 12) Remove temporary use agreements

JWN Hangar Agreement Terms Update

- Staff reviewed the JWN Hangar Agreement Terms, last updated in 2021, and recommend 12 updates

JWN Hangar Agreement Terms Operational Update 1

- **Require the use of a liquid capture/absorption device (ex: pan, carpet, etc.)**
 - Some operators do their own mechanical work, such as oil changes, and fluids spill onto the hangar floor
 - Some aircraft are older and leak fluids onto the hangar floor
 - Mechanical fluids stain and damage concrete



JWN Hangar Agreement Terms Operational Update 2

- **Remove temporary use agreements**
 - Original intent: Following the 2020 tornado, operators whose hangars were destroyed asked to use other operators' hangars and the Authority created temporary use agreements
 - Since the tornado, all the T-hangars, box hangars and aero-ports have been rebuilt
 - Since the introduction of these agreements in 2021, the box hangar waiting list has not moved
 - People & entities on the waiting list are using current operators' hangars, thus breaching the spirit of the waiting list
 - These agreements pose an administrative burden when it comes to maintaining the FAA Based Aircraft Inventory
 - The Authority will give operators 4 months to phase out all temporary use agreements, with the cut-off date being June 30, 2026

- **Next Steps:**

- Send notice of the upcoming changes to all operators following the February Committee Meeting
- Send new Operating Agreement to operators by April 1, 2026
- Ensure new Operating Agreements are executed and collected by June 30, 2026

JWN Hangar Agreement Terms Update



Joint Meeting of the MNAA and MPC Operations Committee

Meeting Adjourned