

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



Date: April 8, 2026

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, Josh Powell, Trish Saxman,
Marge Basrai, Zach Blair, Kristy Bork, Adam Bouchard, John
Cooper, Ben Dearman, Kristen Deuben, Adam Floyd, Ryan
Hall, Samantha Hamilton, Roman Keselman, Lisa Leyva,
Carrie Logan, Syed Mehdi, Rachel Moore, Ted Morrissey,
Stacey Nickens, Brandi Porter, Robert Ramsey, Chris
Saunders, Puneet Vedi; and Adam Wolf

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 March 11, 2026 Operations Committee meeting. Vice Chair Joslin made a motion, and Commissioner Sullivan 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 was thankful for the beautiful spring weather that makes it easier on the number of planes coming and going and not having to fight the weather.

V. ITEMS FOR APPROVAL

1. Airport Communications Center (ACC) Computer Aided Dispatch (CAD) System Replacement

President Kreulen introduced Adam Bouchard, VP, Operations and Facilities, to brief the Commissioners on the Airport Communications Center (ACC) Computer Aided Dispatch (CAD) System Replacement. Mr. Bouchard stated this item is for the replacement of the Airport Communications Center CAD serving both the ACC and Department of Public Safety (DPS). The CAD is used to document and dispatch all calls for service with tens of thousands of calls handled and documented in the system. This tool which includes a resource management system component, ensures proper documentation, quality control, aligns with our procedures, and also ensures accountability to our Commission on Accreditation for Law Enforcement Agencies (CALEA) accreditation.

Mr. Bouchard stated the new system which is a significant improvement from the CAD platform we have had for many years brings additional features and interoperability between the ACC and DPS including the ability for officers to effectively access the CAD system from a mobile device, a common attribute of modern CAD systems but a functionality that has been limited with our current Legacy system. A competitive Request for Proposals (RFP) was issued on October 20, 2025 and concluded in February 2026 with CentralSquare Technologies being the top respondent. The proposed contract is a 5-year agreement with no renewal options at a total contract value of \$638,226.55.

Mr. Bouchard requested the Operations Committee recommend to the Board of Commissioners that it approve and accept the proposed Contract with CentralSquare Technologies for the replacement of the CAD and RMS system and authorize the Chair and President to execute the proposed Contract.

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 if the first year is more due to the equipment acquisition. Mr. Bouchard replied yes sir, the first year includes implementation and then there is an annual service subscription support for remaining years. Vice chair Joslin asked if Motorola bid. Mr. Bouchard replied no, they did not. Commissioner Byrd asked if the subsequent years are maintenance agreements or service agreements. Mr. Bouchard replied we are purchasing the system, and the MNAA Staff in the ACC will be the ones answering the phones. The implementation for the first year is the heavier cost and the remaining years is the support for the service and software. Commissioner Byrd stated \$98K is quite a lot of money compared to the total cost of the equipment. Mr. Bouchard replied yes it is, but it is also a pretty complicated system. The current provider we have here now is about 20 years old and we got a lot of life out of it. There are a lot of updates for regulatory compliances with regard to this software which does require regular routine maintenance security patching and that is why the service rate may seem elevated because of the complexity of the system.

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.

CEO Development Update on John C. Tune – TDOT Aeronautics Inspection – Aeroplex Strategic Objectives

President Kreulen stated he will give the development update on John C. Tune (JWN) which will lead into why we want to do the Airport Layout Plan (ALP) update. President Kreulen stated on March 17, 2026 TDOT performed an annual inspection of JWN, inspecting the runway, taxiways, apron, nav aids and infrastructure. JWN passed the annual inspection. No discrepancies noted on the Airfield. On the airspace, there were 2 discrepancies, the trees on both ends of the runway, arrival and departure, continue to grow up into the Part 77 surfaces. This is an ongoing maintenance requirement to trim trees so that it does not obstruct or modify any of the

minimums for the approaches. MNAA Operations staff is working on it. The Tennessee Airport License is valid until December 31, 2027.

President Kreulen stated post tornado, March 3, 2020, Aeroplex was hired to help develop a long range plan for JWN. He presented one of the slides that came out of that presentation. He stated the significant accomplishments include:

#1 - Contour complied with lease and rebuilt Hangars 1, 2 and 3. The Hangars are complete with the exception of Metro water approval for occupancy of Hangar #3.

#2 - All grass fields between the Tower and State Hangar were divided into parcels, 6 parcels were developed with long term leases. Jet Access and MNPD are almost completed and JetRight will start soon. The final parcel completed NLT August 2027.

#3 - 2nd FBO, Atlantic Aviation was awarded that contract and there is a Groundbreaking scheduled on April 29, 2026. The Commissioners will receive an invite from Ms. Saxman.

Chair Granbery asked on the Southend the trees would be across Centennial, do we have permission to cut those. President Kreulen replied no. That is probably the biggest problem, it is the Metro park area and some are on the prison ground. The coordination for us will take some time versus just going out there on our own. Chair Granbery asked if we have some sort of implied right. President Kreulen replied yes, and we have trimmed at both locations before it is just one of those recurring things. And we may have to pay someone to top them if they do not want us to take them out at the roots.

#4 -Midfield Expansion - President Kreulen replied on the Midfield Area, we have done a lot of analysis and realize we do not have enough room to park all the metal that is coming in at JWN. Today there are approximately 2.36 acres with a plan to expand to 6.22 acres. It would be a great revenue generator for the Airport Authority.

#5 - Southside Development - President Kreulen stated in the 2021 Aeroplex documents show the possibility of building 4 hangars and then build the land up for another FBO. The plan shown here is to develop the western portion with the same approach to the North development and create 8, pad ready sites, and ground lease the entire eastern portion to a developer. He presented a diagram showing the TSU land that we may possibly acquire. President Kreulen stated he recently

met with the President of TSU and with the Comptroller of Tennessee. We have a couple of appraisals and the State and TSU will get a couple of appraisals.

#6 - Westside Road – President Kreulen stated if we are able to develop all of the South, then we turn to the Westside. The construction FY2028 CIP is estimated at \$6.7M. The Finance team is working to develop a 10 year plan for JWN and JWN continues to get stronger and stronger and is able to use the money it makes now to reinvest in capital. We are headed in that right direction.

#7 - Westside Hangar Development – President Kreulen stated the Westside Hangar Development needs land prep and is in the FY 2029 CIP estimated for \$20M.

#8 - Taxiway Bravo – President Kreulen stated the Taxiway Bravo phase 2 is not in the 5-year CIP.

President Kreulen stated the Commissioners have asked about problems that the FAA has been having passing data from BNA to JWN and basically it has taken controllers full time to get the strips and clearances. The Airborne Position Reference Tool (APRT) is a FAA approved ADSB reference tool which will increase JWN ATCT situational awareness. It is economical of putting a radar in at JWN and be able to pass data back and forth. It is in the FY2027 CIP in the amount of \$130K. President Kreulen stated this will give us a new capability that we are pretty excited about.

Chair Granbery asked about the road coming in on the Westside will take a lot of fill, could we get permission to put a temporary road in to receive fill and stock pile it the same way we stock pile it at BNA so that when we need it we can place it. President Kreulen asked if he is talking about fill for the ramp. Chair Granbery replied yes, some sort of service road. He stated we have stored material here at BNA and asked Mr. Robert Ramsey, EVP, CDO, if we have used it all. Mr. Ramsey replied what we have at BNA is planned for the runway extension. President Kreulen replied back in the day when we were lengthening the runway we stored filled and he does not think there is any additional stock piles. Mr. Ramsey replied the ramp itself may be balanced, where you cut the hill and fill the flatter portion, they can take a look at it.

2. Professional Services Contract for JWN ALP Update Plus Narrative (CIP Update)

President Kreulen introduced Syed Mehdi, VP, Airport Planning, to brief the Commissioners on the Professional Services Contract for JWN ALP Update Plus Narrative (CIP Update). Mr. Mehdi stated this project will provide planning professional services for updating Airport Layout Plan (ALP) and Narrative for JWN. The scope of the project will consist of reviewing the current JWN assets, developing an aviation demand forecast, facility requirements for the airfield and support facilities recommendations, an environmental overview, an airport development implementation plan, and update the Airport Layout Plan. The Airport will be surveyed and mapped to meet FAA19B, ADIP guidelines.

Mr. Mehdi stated on December 9, 2025, eight responsive Statements of Qualifications (SOQ) were received and the Selection Committee shortlisted three, AtkinsRealis USA Inc, Crawford Murphy & Tilly Inc. and McFarland-Johnson, Inc. for interviews. McFarland-Johnson, Inc. was selected based on the SOQs and interview. During the interview process McFarland-Johnson, Inc. provided their proposed Team's holistic knowledge, experience, approach, and established third party/stakeholder relationships utilized in the development and delivery of airport layout plans. Their commitment in project transparency through collaboration, implementations, and monitoring methods to achieve and provide Owner deliverable acceptances. Based upon that we anticipate the contract to start in May 2026 with a completion date of April 2027 with a contract cost of \$555,987 NTE.

Mr. Mehdi requests the Operations Committee recommend to the Board of Commissioners that it authorizes the Chair and President & CEO to execute the proposed professional services contract with McFarland & Johnson in the amount of \$555,987 NTE.

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

Chair Granbery stated he has never seen where TDOT is a funding source. President Kreulen replied we can apply for TDOT Aeronautics to receive some funding.

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 concluded the presentation of the approval items.

VI. INFORMATION ITEMS

1. BNA Development Update

President Kreulen stated there has been really good progress on Concourse A. Over 3,200 tons of steel will be delivered to frame it out. In researching what questions might be asked, like where it is coming from, we were informed it is from Shelbyville, TN. All the drilled foundations will be complete by April 10, 2026. Central Core art removal and storage began on April 6, 2026. President Kreulen stated the CONRAC/Garage/TARI has ongoing meetings with TDOT and Rental Car companies. The Central Ramp has 765,028 cubic yards placed and we are getting close to 70% with 60,097 dump trucks on property to date. The Northeast Employee/Valet Storage Lot has grading and storm drain placement. We may come back in a month with a change order due to the dirt not being as good as we anticipated. It will still be below budget. Two parcels are available on the Westside of the Airport, 45 Airways Blvd capable of holding a hangar with two 737s, and 109 Air Freight Blvd parcel capable of holding a hangar that holds one 737. We will release a Notice of Availability to see if anyone is interested. We continue to grow.

2. JWN Development Update

President Kreulen stated that the Jet Access Apron pour is completed and interior is underway and substantial completion expected June 17, 2026. Jet Right has 90% design drawings completion on March 31, 2026 and an Amendment will be in the Finance Committee for approval. MNPD formal punch walk is March 17, 2026 with a rather large punch list we have to walk through. The move in dates are April 10, 2026 and April 14, 2026. Vice Chair Joslin asked what kind of large items on the punch list. President Kreulen replied about 150 items, i.e., paint, chip, etc. Mr. Ramsey stated a lot of small issues like painting, door trims and an issue with the generator. President Kreulen stated we just finished a punch list on Concourse D with about 1K and now are down to less than 5 or 10. Chair Granbery asked Mr. Ramsey if he was able to resolve

the fill issue that was delayed in the beginning. Mr. Ramsey replied we were able to get that satisfactorily corrected without any additional cost to MNAA. There were some areas on parking that were unforeseen type that were additional costs.

Chair Granbery stated great tour for the Central Core, saw a lot of the social media posts, and asked if there was any significant pushback or issues. President Kreulen stated no, the MNAA Communications and Marketing Team has done a great job and has several positive news reports. We continue to report on removing the artwork via social media.

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 9:30 a.m.



Andrew W. Byrd, Board Secretary