Minutes of the Meeting of the MNAA Board of Commissioners and MPC Board of Directors

BNA Nashville International Airport

Date: June 17, 2026	Location: Metropolitan Nashville Airport Authority Tennessee Boardroom
Time: 1:00 p.m.	
Board Members Present:	Nancy Sullivan, Chair; Andrew Byrd, Secretary; Joycelyn Stevenson, Glenda Glover; Glenn Farner, Marcus Shute, Jr., and Steve Swartz
Board Members Absent:	None
MNAA Staff & Guests Present:	Doug Kreulen, Cindy Barnett, Josh Powell, Trish Saxman Marge Basrai, Zach Blair, Adam Bouchard, John Cooper, Kristen Deuben, Adam Floyd, Traci Holton, Eric Johnson, Chief Kreppein, Carrie Logan, Rachel Moore, Ted Morrissey, Stacey Nickens, Brandi Porter, Robert Ramsey, Chris Saunders, Puneet Vedi, and Charlotte Weatherington

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I. CALL TO ORDER

In accordance with the 3rd Amended and Restated Bylaws of the MNAA Board of Commissioners, Section 2.4, Chair Sullivan called the MNAA Board of Commissioners and MPC Board of Directors Meeting to order at 1:00 p.m., pursuant to Public Notice posted on the BNA website at flynashville.com.

II. PUBLIC COMMENTS

Chair Sullivan stated there were no public comment requests received.

III. APPROVAL OF MINUTES

Chair Sulivan called for a motion to approve the Minutes of the April 15, 2026 Joint Meeting of the MNAA Board of Commissioners and MPC Board of Directors. A motion to approve was made by Secretary Byrd and seconded by Commissioner Stevenson.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes

Secretary Byrd – Yes

Commissioner Stevenson – Yes

Commissioner Glover – Yes

Commissioner Farner – Yes

Commissioner Shute – Yes

Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

IV. CHAIR'S REPORT

Chair Sulivan did not have a Chair's report.

V. PRESIDENT'S REPORT

President Kreulen stated on May 20, 2026, he and Josh Powell, SVP, Chief Strategy Officer, joined the Nashville Convention & Visitors Corp (CVC) to celebrate Nashville's official selection as a Super Bowl host city. CVC hosted a major press conference at Nissan Stadium for the official announcement that outlined ambitious plans for the game, as Nashville prepares to host the biggest event in NFL history. Because this will be the first Super Bowl held in Music City, the CVC and local leaders previously sent delegations to study operations and community impact at Super Bowl LX (which took place in the San Francisco Bay Area) to apply those best practices to the 2030 event. BNA will be in a very good spot for the Super Bowl in 2030.

Commissioner Glover asked if President Kreulen is able to get tickets. President Kreulen replied that was part of the announcement that Speaker Jim Nance stated that he has a running bet on how many people will ask him for tickets.

President Kreulen stated BNA held their annual Safety Day on May 28, 2026. This event was planned by the Operations Safety Team who had vendors on site for on-hand demonstrations. He presented the Commissioners with a headlamp that was given out at the event.

President Kreulen stated the Central Core enhancement is underway. MNAA Communications Team has sent out BNA videos, enhanced signage, dedicated webpage, local media outreach, social media influencers and additional on-site staff preparing for the event. He stated he was at a Chambers Partnership 2030 event and had several people tell him they appreciate the signage we provide when they are traveling through BNA.

President Kreulen stated in May, DPS officers responded to 231 medical calls throughout the terminal including aboard aircraft, terminal incidents and mental health support; an increase of 30% compared to April's medical calls of 177. He gave special thanks to the DPS officers, staff, and the Airport Communications Center for their dedication and hard work in ensuring everyone's safety.

President Keulen announced the Japanese national soccer team, Samurai Blue, has chosen Nashville as its base camp for the 2026 World Cup in North America. Japan has high expectations for the tournament as it looks to qualify for the quarterfinals for the first time ever. Japan will live and train in Nashville in between matches, and a number of Japanese media and fans have also taken up residence in the city. The first game was very exciting, and Samurai Blue waited until the 88th minute to tie it up and their next game will be Saturday. President Kreulen stated the other team that flew out of BNA was the Spanish Team and they are staying in Chattanooga.

President Kreulen stated BNA continues to be ranked among the Nation's Best Airports. In a recent AirHelp survey BNA ranked #7 in the U.S. and #61 globally.

President Kreulen stated on June 12, 2026 the MNAA Staff gathered to celebrate BNA's 89th Birthday with custom shirts to commemorate the milestone.

President Kreulen presented two photographs of BNA garage lights supporting Team USA's first FIFA World Cup Match. And then presented two more photographs showing BNA's support of Japan's National Team, Samurai Blue, with the garage lit up blue lights.

President Kreulen stated the FY26 BNA Passenger Forecast tracks our growth at 7.6% bigger than we were last year. BNA will set another record year, rounding up to 26.7M passengers, approximately 73K passengers daily. For the past 10 years, we have added 1.2M passengers per year. A lot has to do with Southwest Airlines crew base and they are bringing more passengers in and out of BNA.

President Kreulen stated he has a CEO follow up from the Operations Committee for the On-Call Airfield Pavement Repair. He presented a diagram showing the Terminal Apron has approximately 8,800 concrete panels, and the approval item that will be presented today, there are about 200 panels out of the 8,800. As this is going on, we have to shut down one gate at a time for a few days to complete the work and then move to another area. He stated areas that have high volume of traffic, will fail earlier. Most of the pavement was put in 20 – 30 years ago, and so as we see failures come up those On-Call contracts are very helpful.

President Kreulen stated he sent FAA a letter letting them know that their new Air Traffic Control Tower ("ATCT") was not located in a site that was conducive to us. Instantaneously they were not thrilled with our letter, and the COO, Mr. Adam Floyd, and his team visited with FAA with a presentation to explain to them the challenges that Nashville has with the runways. He will present a couple of slides to explain. President Kreulen presented a diagram showing our four current runways, 3 of which are North/South, going into the wind, because the winds in Tennessee are in that direction. The Runway 2C/20C is 31 years old and we are starting to see some failures that indicate we need to replace it. If we close that runway and the FAA says we can extend that runway then we are down to 2 runways, and if they put the tower on the 3rd runway, then we are down to 1 runway. We cannot do 850 jets a day on one runway without seeing significant losses in productivity and air service.

President Kreulen stated we put together a presentation to show the FAA exactly what we are concerned about operationally and help them understand this is a multi-year challenge. First we have four runways, all safe and operating as designed. We plan to design the reconstruction of the center runway. He noted the yellow box on the slide that states the Staff will return to the Board to change the FY27 Capital Improvement Budget in either July or August. The plan is to close the center runway, finish design and begin reconstruction and we should not see any real restrictions in operations. Once that runway is closed, we believe the FAA will accelerate the environmental review of this longer runway, and if complete early, we will be able to start roadwork that will not impact runways. We will have the center runway closed, but the roadwork we are doing will not affect the planes coming into Nashville during that time period. The intent is to get a headstart on getting the longer runway going. Next we will go back and close the flying portion of the runway and start moving it across Murfreesboro Road. Then we will go from an 8,000 foot runway to 11,500 foot runway. He will have a map of the globe and present to the upcoming Board meeting as to why that is so important to us. One runway at a time will allow us to do the center runway, then jump over to the Western most runway and lengthen for Asia service, and then once that is complete, close that runway and put the new ATCT which is almost double the height of the current tower of 168 feet, the new tower will be 344 feet tall. We will be able to operate with those 3 runways without any issues, and then Nashville 20 years from now will start looking at the 4th parallel. It is always hard to write a letter to make sure everyone understands the intent of the letter, but we definitely got their attention, but that also got us the business that we needed on that title slide to talk with the FAA. The good news is that the FAA is on board, they have a new Deputy Administrator for Airports, Dan Edwards, and he understands exactly what we are doing.

Secretary Byrd asked what is involved in detouring Murfreesboro Road and when is that projected to occur? President Kreulen replied Murfreesboro Road has a lot of cars on it, and it will be a challenge to lower the road, and put a tunnel on top of the road, and also to move traffic. We will work with TDOT and NDOT and figure out how to route traffic. There is part of BNA property that will be the detour road. He stated it is our responsibility to "do no harm" when we build to handle the volume of traffic. Secretary Byrd asked when will the construction process begin? President Kreulen replied this will go on for several years and once the bypass is working, then we can close the original Murfreesboro Road, lower the road, put a tunnel on top of the road and open it back up. Secretary Byrd asked if the tunnel is for vehicular traffic. President Kreulen replied today the center runway is on top of the tunnel, and cars are going in the tunnel, and once complete there will be tunnels and traffic will be going under two of our runways. We are supportive of the ATCT tower moving there because it might be how we connect the two terminals or have additional ground support.

President Kreulen presented the Board 30-day Outlook for July and stated there are 2 items for approval planned for the Operations Committee and 3 information items. The Finance Committee also has 2 approval items and no information items. The Management Committee meeting has 2 approval items.

The Committee 60-Day Outlook for August has 3 items for approval in the Operations Committee. The Finance Committee has 1 approval item and 3 information items. The Management Committee has 4 information items at this time. The change to the CIP is not yet listed.
President Kreulen concluded the President's update.

VI. ITEMS FOR APPROVAL

1. CONRAC/Garage/TARI Ph 3.2 CGMP 3 of 6 – Enabling/Clearing Footprint (Operations)

President Kreulen introduced Traci Holton, VP, New Horizon, to brief the Commissioners on the CONRAC/Garage/TARI Ph 3.2 CGMP 3 of 6. Ms. Holton stated this project is for the CGMP 3 scope to clear the footprint for the construction of the new CONRAC and Parking Garage D, including grading and paving for temporary detour roads, construction of a new intersection at Terminal Drive/Donelson Pike, and installation of new underground utilities and drainage. This contract total cost is $130,000,000 NTE with Messer Sundt JV.

Ms. Holton requests the Board of Commissioners authorize the Chair and President & CEO to execute Amendment 2 for CGMP3 for $130,000,000 NTE.

Commissioner Stevenson stated this was presented to the Operations Committee on June 10, 2026 and the Operations Committee voted 3 to 0 to recommend approval to the Board and made a motion for approval. Secretary Byrd seconded the motion.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes
Secretary Byrd – Yes
Commissioner Stevenson – Yes
Commissioner Glover – Yes
Commissioner Farner – Yes
Commissioner Shute – Yes
Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

2. Amendment 2 to Professional Services Contract for Concourse A Reconstruction (Operations)

Ms. Holton stated the Amendment 2 to the Professional Services Contract for Concourse A Reconstruction is for Fentress Architects to design Concourse A Reconstruction and as part of the Central Core design and modeling efforts it has an additional escalator that is needed just outside of security that goes from the ticket level to bag claim. This amendment is for $1.2M.

Ms. Holton requests the Board of Commissioners authorize the Chair and President & CEO to execute Amendment 2 to the professional service contract with Fentress Architects in the amount of $1,200,000.

Commissioner Stevenson stated this was presented to the Operations Committee on June 10, 2026 and the Operations Committee voted 3 to 0 to recommend approval to the Board and made a motion for approval. Secretary Byrd seconded the motion.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes
Secretary Byrd – Yes
Commissioner Stevenson – Yes
Commissioner Glover – Yes
Commissioner Farner – Yes
Commissioner Shute – Yes
Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

3. <u>Construction Contract for Airfield Perimeter Road Repairs (Operations)</u>

President Kreulen introduced Puneet Vedi, VP, Airport Capital Development, to brief the Commissioners on the Construction Contract for Airfield Perimeter Road Repairs. Mr. Vedi stated that the Construction Contract for Airfield Perimeter Road Repair is for asphalt repair and reconstruction of the airfield perimeter road, between the north and south cargo aprons. On March 16, 2026 an Invitation to Bid ("ITB") was advertised and we received 1 bid from Jones Bros. Contractors, LLC in the amount of $776,699.35. The contract start date is August 2026 and end September 2026.

Mr. Vedi requests the Board of Commissioners authorize the Chair and President & CEO to execute the proposed construction contract with Jones Bros. Contractors, LLC in the amount of $776,699.35.

Commissioner Stevenson stated this was presented to the Operations Committee on June 10, 2026 and the Operations Committee voted 3 to 0 to recommend approval to the Board and made a motion for approval. Secretary Swartz seconded the motion.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes

Secretary Byrd – Yes

Commissioner Stevenson – Yes

Commissioner Glover – Yes

Commissioner Farner – Yes

Commissioner Shute – Yes

Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

4. Contract Limit Increase for Airfield Pavement Repair (On-Call) (Operations)

Mr. Vedi stated the Contract Limit Increase for Airfield Pavement Repair is for the airfield pavement repair On-Call Contract to increase the contract's annual limit from $10M to $15M to accommodate schedule-critical projects. This on-call contract was approved by the Board on November 20, 2024 after a competitive selection. The current year 2 dates of this On-Call starts on December 10, 2025 and ends December 9, 2026. As of May 26, 2026, we have task orders of approximately $8.7M leaving a balance of $1.3M. The engineering team has identified 3 projects for this On-Call contract: Terminal Apron Reconstruction, T/W Juliet Repairs and T/W T3 Initial Demolition.

Mr. Vedi requests the Board of Commissioners authorize the Chair and President & CEO to execute the proposed increase in the construction contract limit from $10M to $15M for Year 2 of the contract with Hi-Way Paving, Inc.

Commissioner Stevenson stated this was presented to the Operations Committee on June 10, 2026 and the Operations Committee voted 3 to 0 to recommend approval to the Board and made a motion for approval. Secretary Byrd seconded the motion.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes

Secretary Byrd – Yes

Commissioner Stevenson – Yes

Commissioner Glover – Yes

Commissioner Farner – Yes

Commissioner Shute – Yes

Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

5. FY27 Commercial Insurance Policies Renewal (Finance)

President Kreulen introduced Kristen Deuben, VP, Deputy Chief Financial Officer, to brief the Commissioners on the FY27 Commercial Insurance Policies Renewal. Ms. Deuben stated she is seeking approval of the renewal of the FY27 Commercial insurance Policies that are expiring on July 1, 2026. The total amount being requested is a not-to-exceed amount of $5,849,016 which is a projected 5.3% increase above the prior year executed premium and it is within our FY27 insurance expense budget. The key reasons are that we are expecting our property insurance to decrease as our total insured value of assets are decreasing due to the demolition of Concourse A and are offset by the increase of the replacement values on the current assets. The automobile insurance increased to $157K as coverage remains difficult nationwide. Management Liability insurance increased to $394K based on some open claims. The Pollution Legal Liability increased as this represents the first year of a three-year policy which will be paid in full in 2027.

The Finance Committee requests the Board of Commissioners 1) approve the FY27 commercial insurance policies renewal at a NTE amount of $5,849,016, and 2) authorize the President and CEO to execute the FY27 policies through Marsh.

Secretary Byrd stated this was presented to the Finance Committee on June 10, 2026 and the Finance Committee voted 3 to 0 to recommend approval to the Board and made a motion for approval. Commissioner Shute seconded the motion.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes

Secretary Byrd – Yes

Commissioner Stevenson – Yes

Commissioner Glover – Yes

Commissioner Farner – Yes

Commissioner Shute – Yes

Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

6. First Amendment to Valet Services Management Contract (Finance)

President Kreulen introduced Adam Bouchard, VP, Operations and Facilities to brief the Commissioners on the First Amendment to Valet Services Management Contract. Mr. Bouchard stated this First Amendment will amend existing Valet Services Management agreement to add one additional year to the term and amend the Management Fee. Reimbursable expenses under this Agreement are included in the FY27 O&M budget. Under this Agreement, LAZ provides customer service staff, valet office support, drivers to shuttle vehicles, and overall management of our valet parking services. This Amendment is necessary to ensure we have operational continuity until a new solicitation is completed and a contract is brought to the Board in 2027. The proposed Amendment includes a Management Fee escalation of 3% year over year and the term of the Amendment is one year with no renewal options. The total management fee is $576,800. Reimbursable expenses under this Agreement were included in the FY27 O&M Budget approved by the Board back in April.

Secretary Byrd stated this was presented to the Finance Committee on June 10, 2026 and the Finance Committee voted 3 to 0 to recommend approval to the Board and made a motion for approval. Commissioner Glover seconded the motion.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes

Secretary Byrd – Yes

Commissioner Stevenson – Yes

Commissioner Glover – Yes

Commissioner Farner – Yes

Commissioner Shute – Yes

Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

7. Amendment to Public Parking Facilities Agreement (Finance)

Mr. Bouchard stated the Amendment to Public Parking Facilities Agreement is to add one additional year to the term. He stated this is with LAZ Parking Georgia, LLC, and under this Agreement they provide customer service staff to support maintenance and other tasks to ensure smooth operations of all of the public parking facilities here at BNA. This Amendment is also necessary to ensure we have operational continuity until a new solicitation and agreement is brought to the Board early next year. This Amendment does add additional custodial scope to the original agreement and there is a management fee increase as a result of this added scope. This amendment will last one year with no renewal options and the total management fee is $513,939. Reimbursable expenses under this agreement were included in the FY27 budget approved by the Board in April.

Secretary Byrd stated this was presented to the Finance Committee on June 10, 2026 and the Finance Committee voted 3 to 0 to recommend approval to the Board and made a motion for approval. Commissioner Shute seconded the motion.

Chair Sulivan asked Ms. Saxman for a roll call:

Chair Sulivan – Yes

Secretary Byrd – Yes

Commissioner Stevenson – Yes

Commissioner Glover – Yes

Commissioner Farner – Yes

Commissioner Shute – Yes

Commissioner Swartz – Yes

The motion passed with a vote of 7 to 0.

President Kreulen stated he would like to present a slide that shows the roadways at BNA. He presented a slide that shows the existing terminal loop that is a 1-mile oval that is 2 lanes wide that comes out of the garages and wraps back around. There is a new terminal drive that is a 2-mile oval and 6 lanes wide. The slide showed side-by-side the existing loop and the new loop. He stated MNAA will spend $400M to build the new roads and it is a big investment to keep up with Nashville's growth.

Chair Sullivan asked if the cell phone lot will be moved. President Kreulen replied it is located off of Murfreesboro Rd. and today employee parking is 1.6 miles away and the new employee lot will be .6 miles and the benefit is that it will no longer be on Donelson. When the employees move from the old employee lot, we will put a tunnel and then the cell phone lot may move.

President Kreulen concluded the presentation.

VII. <u>ADJOURN</u>

There being no further business brought before the Board, Chair Sullivan made the motion to adjourn, and Secretary Byrd seconded the motion, which carried by a vote of 7 to 0. Chair Sullivan adjourned the meeting at 1:38 p.m.

Bobby J. Joslin, Board Secretary