

**Agenda**  
**Dallas Fort Worth International Airport**  
**Board of Directors**  
**October 2, 2025**  
**8:30 AM**

**Meeting Place**  
**2400 Aviation Drive**  
**Board Room – DFW Airport Headquarters Building DFW Airport, TX 75261**

This meeting location is accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting James Baker at 972 973-4755, or T.D. 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

For DFW Airport Board Meeting Information or to register to speak at a Board Meeting, please call 972 973-5752 by 5:00 p.m. the day before the meeting.

Consent Agenda – all items under this heading are a part of the Consent Agenda and require little or no deliberation by the Board. Approval of the Consent Agenda authorizes the Chief Executive Officer or his designee to implement each item in accordance with staff recommendation.

A closed executive session may be held with respect to a posted agenda item if the discussion concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the Board's Legal Counsel. Texas Government Code Section 551.071.
2. Discussion concerning sale or lease of real property, or negotiated contracts for donations to the Board, when such discussions would have a detrimental effect on the negotiating position of the Board. Texas Government Code Section 551.072.
3. Personnel matters involving discussions of the qualifications or performance of identifiable individuals already employed or being considered for employment by the Board. Texas Government Code Section 551.074.
4. The deployment, or specific occasions for implementation, of security personnel or devices. Texas Government Code Section 551.076.

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### **AGENDA**

- A. Invocation
- B. Pledge of Allegiance
- C. Announcement
- D. Financial Report
- E. Approve Minutes of the Regular Board of Directors Meeting of September 4, 2025.

### **RETIREMENT AND INVESTMENT COMMITTEE**

1. No items for approval.

### **OPERATIONS COMMITTEE**

#### **Consent Items for Consideration**

- |             |      |  |
|-------------|------|--|
| Robert Gray | O-1. | Approve the Chief Executive Officer or designee to issue purchase order no. DFW12673 for Deicing Equipment Pumps with PS, Inc. Pump Solutions of New Caney, Texas in an amount not to exceed \$282,942, with a purchase date of October 2025.                              |
| Robert Gray | O-2. | Approve the Chief Executive Officer or designee to ratify purchase order no. DFW10101 for Repair of Original Manufacturer Chiller #3 with Johnson Controls, Inc., of Milwaukee, Wisconsin, in an amount not to exceed \$479,904.07, with a purchase date of June 25, 2025. |

Jon Taylor	O-3.	Approve the Chief Executive Officer or designee be authorized to enter into an Interlocal Fire Training Agreement between the Airport and the municipalities detailed in the description, and that the Chief Executive Officer or Designee be authorized to execute an Interlocal Training Agreement for Aircraft Rescue Fire Fighter Training with these municipalities.
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**Action Items for Consideration**

Lance Bodine	O-4.	Approve the Chief Executive Officer or designee to execute contract no. PA1956 for Wide Area View (WAV) Cameras with Innovative Signal Analysis, Inc., of Richardson, Texas in an amount not to exceed \$905,294.56 for the five-year term of the contract, with a start date of October 2025.
Tammy Huddleston	O-5.	Approve the Chief Executive Officer or designee to ratify purchase order no. DFW11721 for Replacement of Collapsed Sanitary Sewer Line with North Texas Contracting, Inc. of Fort Worth, Texas in an amount not to exceed \$1,000,000 for the 120 calendar-day term with a start date of July 31, 2025.
Tammy Huddleston	O-6.	Approve the Chief Executive Officer or designee to execute contract no. PA1851 for Terminal D Lower-Level Exhaust Ventilation Duct Rerouting with FS360, LLC of McKinney, Texas, in an amount not to exceed \$1,350,800 for the 180 calendar-day term of the contract with a start date of October 2025.
Tammy Huddleston	O-7.	Approve the Chief Executive Officer or designee to approve contract PA1895 for Airfield Operations Office Relocation with Bowa Construction of Dallas, Texas in an amount not to exceed \$3,882,416.93 for the 510 calendar-day term of the contract with a start date of October 2025; and execute change orders to such contract on an as-needed basis, in the aggregate amount not to exceed \$385,000, for a total action amount of \$4,267,416.93.
Tammy Huddleston	O-8.	Approve the Chief Executive Officer or designee to execute contract no. PA1841 for Civil Airside Project Management and Construction Management Services with Airfield Management Partners Plus (AMP+) c/o AECOM Technical Service, Inc., of Dallas, Texas in an amount not to exceed \$65,000,000 for the five-year term of the contract with a start date of October 2025.
Jon Taylor	O-9.	Approve the Chief Executive Officer of designee to execute contract no. PA1963, for Propane Gas with Amerigas Propane Company of King of Prussia, Pennsylvania, in an amount not to exceed \$2,250,000 for the three-year term of the contract with a start date of October 2025.
Jon Taylor	O-10.	Approve the Chief Executive Officer or designee to ratify purchase order no. DFW12679 for Radio Replacements for Non-DPS Radios with JVC Kenwood of Irving, Texas in an amount not to exceed \$3,838,202.62; and contract no. PA1977 for DPS Portable Radios with Motorola Solutions, Inc. of Chicago, Illinois in an amount not to exceed \$13,423,466 for the five-year term of contract, with a start date of September 2025. Total action amount is \$17,261,668.62.
Jon Taylor	O-11.	Approve the Chief Executive Officer or designee to execute contract no. PA1868, for Emergency Medical Billing, Collection, and Data Transmission Services with Emergicon, LLC, of Terrell, Texas in an amount not to exceed \$670,756.54 for the three-year term of the contract with a start date of October 2025.

## **FINANCE, AUDIT, and IT COMMITTEE**

### **Consent Items for Consideration**

Elaine Rodriguez	F-1.	Approve the Chief Executive Officer or designee to increase Legal Services contract no. PA1653 with Baker & Hostetler, LLP of Dallas, Texas, in the amount of \$75,000, for a revised not to exceed amount of \$124,900.
Elaine Rodriguez	F-2.	Approve the Chief Executive Officer or designee to increase Legal Services contract no. PA1862 with Baker & Hostetler, LLP of Dallas, Texas, in the amount of \$75,000, for a revised not to exceed amount of \$115,000.
Christopher Poinsett	F-3.	Approve the Chief Executive Officer or designee to enter into an interlocal agreement on behalf of DFW International Airport and Orange County Public Schools (OCPS) of Orlando, Florida for a cooperative purchase of goods and services.
Catrina Gilbert	F-4.	Approve the Chief Executive Officer or designee to increase and extend contract no. 8005282 for Employee Disability Insurance and Administrative Services, with Reliance Standard Life Insurance Company/ Matrix Absence Management of Dallas, Texas, in an amount not to exceed \$100,000, for a revised not to exceed contract amount of \$3,818,214; with a revised contract completion date of December 31, 2025.
Eric Bowerman	F-5.	Approve the Chief Executive Officer or designee to execute contract no. PA1981 for Phishing and Training Software with SHI Government Solutions, Inc. of Austin, Texas, in an amount not to exceed \$132,026.40 for the three-year term of the contract, with a start date of November 2025.
Eric Bowerman	F-6.	Approve the Chief Executive Officer or designee to execute contract no. PA1982 for Digicerts Security Certificates, with Insight Public Sector of Chandler, Arizona, in an amount not to exceed \$197,532 for the three-year term of the contract, with a start date of November 2025.

### **Action Items for Consideration**

Donnell Harvey	F-7.	Approve the Chief Executive Officer or designee to authorize and execute a reimbursement agreement with American Airlines for the Terminal B Mainline Upgauge Conversion Package 3 in an amount not to exceed \$4,773,270.
Heath Montgomery	F-8.	Approve the Chief Executive Officer or designee to execute two contracts for Event Planning and Management Services: contract no. PA1720 with EventWeis, Inc., of Dallas, Texas in an amount not to exceed \$2,000,000; and contract no. PA1980 with K Strategies Group, LLC of Dallas, Texas in an amount not to exceed \$5,000,000. Both contracts are five-year terms with start dates of October 2025. Total action amount is \$7,000,000.
Heath Montgomery	F-9.	Approve the Chief Executive Officer or designee to authorize renewals of the Airport's annual memberships and sponsorships in Airports Council International (ACI), American Association of Airport Executives (AAAE), DFW Airport Interfaith Chaplaincy, and SKIFT - 2026, for a combined amount not to exceed \$736,625 for the calendar year 2026.
Cornelius Honour	F-10.	Approve the Chief Executive Officer or designee to execute contract no. PA1983, for Computer and AV Hardware and Support, with Delcom Group of

Lewisville, Texas for an amount not to exceed \$4,000,000 for the four-year term of the contract with a start date of November 2025.

- |                         |       |  |
|-------------------------|-------|--|
| Leela Prasad Yarlagadda | F-11. | Approve the Chief Executive Officer or designee to increase contract no PA1533 for Hexagon Cloud Upgrade (CMMS Cloud Migration) with The Arcanum Group of Denver, Colorado in an amount not to exceed \$640,852.19 for a revised contract amount of \$3,902,508.17 the current contract completion date of October 31, 2026, is not affected by this action. |
| Leela Prasad Yarlagadda | F-12. | Approve the Chief Executive Officer or designee to increase and extend contract no. 7006595 for Parking System Parts and Supplies, with Skidata. Inc., of New Brunswick, New Jersey in an amount not to exceed \$3,300,000, for a revised contract amount of \$9,300,000 with a revised contract completion date of December 14, 2029.                       |

## **CONCESSIONS AND COMMERCIAL DEVELOPMENT COMMITTEE**

### **Consent Items for Consideration**

- |                 |      |   |
|-----------------|------|---|
| Zenola Campbell | C-1. | Approve Concessions Consent to Entity Name Change from MERA GLOBAL, LLC to MERA DFW, LLC. |
|-----------------|------|---|

### **Action Items for Consideration**

- |              |      |  |
|--------------|------|--|
| John Brookby | C-2. | Approve the execution of a Second Amendment to the Special Facilities Lease Agreement with CF Bear Creek Arcis, LLC to establish the Market Rent for the initial ten years of the first renewal term beginning October 24, 2026; and that the Chief Executive Officer or designee is authorized to execute said agreement. |
|--------------|------|--|

## **FULL BOARD**

1. Registered Speakers (items unrelated to the Agenda)
2. Next Committee Meeting: November 4, 2025  
Next Board of Directors Meeting: November 6, 2025

**Retirement and Investment Committee Meeting**

**Tuesday, September 30, 2025**

**12:30 PM**

**AGENDA**

1. Approve Minutes of the Retirement & Investments Committee Meeting of June 3, 2025.
2. External Audit of Pension Plans - Plante Moran
3. Quarterly Investments Report - Tony Kay, Mariner Consulting

**RETIREMENT AND INVESTMENT COMMITTEE**

**Operations Committee Meeting  
Tuesday, September 30, 2025  
12:40 PM**

**AGENDA**

1. Approve of Minutes of the Operations Committee Meeting of September 2, 2025.

**OPERATIONS COMMITTEE**

**Consent Items for Consideration**

- |             |      |   |
|-------------|------|---|
| Robert Gray | O-1. | Approve the Chief Executive Officer or designee to issue purchase order no. DFW12673 for Deicing Equipment Pumps with PS, Inc. Pump Solutions of New Caney, Texas in an amount not to exceed \$282,942, with a purchase date of October 2025.   |
| Robert Gray | O-2. | Approve the Chief Executive Officer or designee to ratify purchase order no. DFW10101 for Repair of Original Manufacturer Chiller #3 with Johnson Controls, Inc., of Milwaukee, Wisconsin, in an amount not to exceed \$479,904.07, with a purchase date of June 25, 2025.  |
| Jon Taylor  | O-3. | Approve the Chief Executive Officer or designee be authorized to enter into an Interlocal Fire Training Agreement between the Airport and the municipalities detailed in the description, and that the Chief Executive Officer or Designee be authorized to execute an Interlocal Training Agreement for Aircraft Rescue Fire Fighter Training with these municipalities. |

**Action Items for Consideration**

- |                  |      |   |
|------------------|------|---|
| Lance Bodine     | O-4. | Approve the Chief Executive Officer or designee to execute contract no. PA1956 for Wide Area View (WAV) Cameras with Innovative Signal Analysis, Inc., of Richardson, Texas in an amount not to exceed \$905,294.56 for the five-year term of the contract, with a start date of October 2025.  |
| Tammy Huddleston | O-5. | Approve the Chief Executive Officer or designee to ratify purchase order no. DFW11721 for Replacement of Collapsed Sanitary Sewer Line with North Texas Contracting, Inc. of Fort Worth, Texas in an amount not to exceed \$1,000,000 for the 120 calendar-day term with a start date of July 31, 2025.   |
| Tammy Huddleston | O-6. | Approve the Chief Executive Officer or designee to execute contract no. PA1851 for Terminal D Lower-Level Exhaust Ventilation Duct Rerouting with FS360, LLC of McKinney, Texas, in an amount not to exceed \$1,350,800 for the 180 calendar-day term of the contract with a start date of October 2025.  |
| Tammy Huddleston | O-7. | Approve the Chief Executive Officer or designee to approve contract PA1895 for Airfield Operations Office Relocation with Bowa Construction of Dallas, Texas in an amount not to exceed \$3,882,416.93 for the 510 calendar-day term of the contract with a start date of October 2025; and execute change orders to such contract on an as-needed basis, in the aggregate amount not to exceed \$385,000, for a total action amount of \$4,267,416.93. |
| Tammy Huddleston | O-8. | Approve the Chief Executive Officer or designee to execute contract no. PA1841 for Civil Airside Project Management and Construction Management Services with Airfield Management Partners Plus (AMP+) c/o AECOM Technical Service, Inc., of Dallas, Texas in an amount not to exceed \$65,000,000 for the five-year term of the contract with a start date of October  |

2025.

Jon Taylor	O-9.	Approve the Chief Executive Officer or designee to execute contract no. PA1963, for Propane Gas with Amerigas Propane Company of King of Prussia, Pennsylvania, in an amount not to exceed \$2,250,000 for the three-year term of the contract with a start date of October 2025.
Jon Taylor	O-10.	Approve the Chief Executive Officer or designee to ratify purchase order no. DFW12679 for Radio Replacements for Non-DPS Radios with JVC Kenwood of Irving, Texas in an amount not to exceed \$3,838,202.62; and contract no. PA1977 for DPS Portable Radios with Motorola Solutions, Inc. of Chicago, Illinois in an amount not to exceed \$13,423,466 for the five-year term of contract, with a start date of September 2025. Total action amount is \$17,261,668.62.
Jon Taylor	O-11.	Approve the Chief Executive Officer or designee to execute contract no. PA1868, for Emergency Medical Billing, Collection, and Data Transmission Services with Emergicon, LLC, of Terrell, Texas in an amount not to exceed \$670,756.54 for the three-year term of the contract with a start date of October 2025.



**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Deicing Equipment Pumps

**Department:** Energy, Transportation, and Asset Management

**Amount:** \$282,942

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to issue purchase order no. DFW12673 for Deicing Equipment Pumps with PS, Inc. Pump Solutions of New Caney, Texas in an amount not to exceed \$282,942, with a purchase date of October 2025.

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**BACKGROUND:**

- Replacing the four deicing pumps at the Stormwater Treatment Plant is critical to ensure reliable handling of deicing runoff, maintain environmental compliance, and prevent costly failures during peak winter operations.
- Proactive replacement will reduce operational risk and support uninterrupted airport operations.
- This purchase supports deicing operations, directly tied to flight safety and winter readiness.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- Not subject to a contract-specific goal. (Emergency Purchase for Public Health & Safety)

**ADDITIONAL INFORMATION:**

- The purchase is exempt from public procurement in accordance to Local Government Code 252.223, as it is a procurement necessary to preserve or protect the public health and safety of the Airport's traveling public, tenants and employees.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:**      None

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**Approvals**

Robert Gray, Vice President - Energy, Transportation, and Asset Management  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Repair of Original Manufacturer Chiller #3

**Department:** Energy, Transportation, and Asset Management

**Amount:** \$479,904.07

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to ratify purchase order no. DFW10101 for Repair of Original Manufacturer Chiller #3 with Johnson Controls, Inc., of Milwaukee, Wisconsin, in an amount not to exceed \$479,904.07, with a purchase date of June 25, 2025.

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**BACKGROUND:**

- Repairing the drive motor on the original manufacturer chiller three was essential to restore full cooling capacity, reduce operational risk, and maintain system reliability.
- As a result of this repair, the plant experienced additional redundancy, reduced cooling shortfalls during peak demand and equipment failures. Addressing the issue further prevented damage, avoided higher costs, and supported long-term asset life with minimal impact on operations.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- Not subject to a contract-specific goal. (Payment Ratification)

**ADDITIONAL INFORMATION:**

- This contract will be made through Omnia contract no. R200402, which is available to local Government agencies, approved by Resolution No. 2003-01-22 dated January 9, 2023.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:**      None

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**Approvals**

Robert Gray, Vice President - Energy, Transportation, and Asset Management  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Interlocal Fire Training Agreement

**Department:** Department of Public Safety

**Amount:**

**Revised Amount:**

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee be authorized to enter into an Interlocal Fire Training Agreement between the Airport and the municipalities detailed in the description, and that the Chief Executive Officer or Designee be authorized to execute an Interlocal Training Agreement for Aircraft Rescue Fire Fighter Training with these municipalities.

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**BACKGROUND:**

- Execute an Interlocal Agreement with the following municipalities to provide Fire Training Services.
  - City of Amarillo
  - City of Beaumont
- Interlocal Training Agreement will permit the execution of mutually-acceptable Aircraft Rescue Fire Training between the Airport and the municipalities.
- This is a revenue-producing contract.

**D/S/M/WBE INFORMATION:**

- Not Applicable

**ADDITIONAL INFORMATION:**

- Agreement Terms: Indefinite, unless terminated by either Party. Other individual agreements will be based on the project requirements.
- Interlocal Agreements among public entities are authorized under Title 7, Chapter 791, Subchapter C, Section 791.025, V.T.C.A.

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<b>Fund</b>	<b>Project Number</b>	<b>External Funding Source</b>
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**Attachments:** None

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**Approvals**

Jon Taylor, Vice President and Director - Department of Public Safety  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Wide Area View (WAV) Cameras

**Department:** Integrated Operations Center

**Amount:** \$905,294.56

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute contract no. PA1956 for Wide Area View (WAV) Cameras with Innovative Signal Analysis, Inc., of Richardson, Texas in an amount not to exceed \$905,294.56 for the five-year term of the contract, with a start date of October 2025.

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**BACKGROUND:**

- The solution provides the Integrated Operations Center with a multi-source three-dimensional surveillance detection and tracking system to enhance moving object detection capabilities.
- Technology helps mitigate the airport's risk of security breaches or possible infrastructure attacks through long-range monitoring of the airport perimeter and airfield.
- The new contract provides for enhanced functionality of the cameras and maintenance for five years.
- Action provides for ongoing hardware and software maintenance and support.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- No M/WBE goal determined. (No Availability)

**ADDITIONAL INFORMATION:**

- This contract is a Sole Source.

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<b>Fund</b>	<b>Project Number</b>	<b>External Funding Source</b>
Various		

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**Attachments:** None

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**Approvals**

Lance Bodine, Vice President - Integrated Operations Center  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/16/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Replacement of Collapsed Sanitary Sewer Line - Emergency Repair

**Department:** Design, Code and Construction

**Amount:** \$1,000,000

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to ratify purchase order no. DFW11721 for Replacement of Collapsed Sanitary Sewer Line with North Texas Contracting, Inc. of Fort Worth, Texas in an amount not to exceed \$1,000,000 for the 120 calendar-day term with a start date of July 31, 2025.

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**BACKGROUND:**

- A sanitary sewer line serving all of Terminal C was recently found to have partially collapsed. It was imperative that this matter be addressed quickly to ensure Terminal C was not adversely impacted.
- This contract includes all work necessary to replace the partially collapsed portion of the sanitary sewer line.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- Not subject to a contract-specific goal. (Payment Ratification)

**ADDITIONAL INFORMATION:**

- This purchase order is exempt from public procurement in accordance to Local Government Code 252.022, as it is a procurement necessary to preserve or protect the public health and safety of the Airport's traveling public, tenants and employees.

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Fund	Project Number	External Funding Source
Various		

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**Attachments:** None

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**Approvals**

Tammy Huddleston, Vice President - Design, Code and Construction  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Terminal D Lower-Level Exhaust Ventilation Duct Rerouting

**Department:** Design, Code and Construction

**Amount:** \$1,350,800

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute contract no. PA1851 for Terminal D Lower-Level Exhaust Ventilation Duct Rerouting with FS360, LLC of McKinney, Texas, in an amount not to exceed \$1,350,800 for the 180 calendar-day term of the contract with a start date of October 2025.

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**BACKGROUND:**

- Based on a recent engineering assessment, the exhaust ventilation system on the lower level of Terminal D needs to be rehabilitated.
- This contract will rehabilitate various elements of the existing ventilation system, including rerouting a portion of the existing ductwork. Rerouting the ductwork will provide for an exhaust discharge location that is away from customer-facing areas of Terminal D.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 12%.
- FS360 has committed to the 58% M/WBE participation utilizing Denali Construction Services.

**ADDITIONAL INFORMATION:**

- Four bids, including three from M/WBE firms, were received on or before the due date of August 13, 2025.
- Bid tabulation attached.

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<b>Fund</b>	<b>Project Number</b>	<b>External Funding Source</b>
Joint Capital Acct	2728801	

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**Attachments:** PA1851 - Terminal D Lower-Level Exhaust Ventilation Duct Rerouting Bid Tab

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**Approvals**

Tammy Huddleston, Vice President - Design, Code and Construction  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Contract No. PA1851**  
**Terminal D Lower-Level Exhaust Ventilation Duct Rerouting**  
**Bid Tabulation**

<b>Bidders</b>	<b>Bid Amounts</b>
FS 360, LLC <sup>N1</sup> McKinney, Texas	\$1,350,800
Gilbert May, Inc. dba Phillips/May Corporation <sup>N2</sup> Dallas, Texas	\$1,989,333
Skye Building Services LLC Farmers Branch, Texas	\$2,127,000
Real Construction Group LLC <sup>N1</sup> Dallas, Texas	\$2,494,775
<b>Note:</b> <ol style="list-style-type: none"> <li>1. M/WBE certified through Dallas/Fort Worth Supplier Development Council</li> <li>2. M/WBE certified through the North Central Texas Regional Certification Agency</li> </ol>	

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Airfield Operations Office Relocation

**Department:** Design, Code and Construction

**Amount:** \$4,267,416.93

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to approve contract PA1895 for Airfield Operations Office Relocation with Bowa Construction of Dallas, Texas in an amount not to exceed \$3,882,416.93 for the 510 calendar-day term of the contract with a start date of October 2025; and execute change orders to such contract on an as-needed basis, in the aggregate amount not to exceed \$385,000, for a total action amount of \$4,267,416.93.

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**BACKGROUND:**

- Airfield Operations staff are currently split between different office sites, including a trailer behind the Design, Code and Construction building and the old Airport Operations Center (AOC) located on the east side of the Airport. A section of the AOC building was vacated when AOC staff relocated to the new Integrated Operations Center on the southwest side of the Airport.
- This contract will rehabilitate the old AOC building, allowing for consolidation of Airfield Operations staff in this facility.
- Based on recent assessments and operational requirements, rehabilitation and renovation will include elements of the architectural, mechanical, electrical, plumbing, and life safety systems.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 18%.
- BOWA Construction has committed to 22.86% M/WBE participation utilizing Ford-Audio Video Systems (5.59%), JPL Enterprises LLC (2.05%), and Endur Contractors, LLC (15.22%).

**ADDITIONAL INFORMATION:**

- Ten bids, including six from M/WBE firms, were received on or before the due date of August 28, 2025.
- Bid tabulation attached.

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Fund	Project Number	External Funding Source
Various		

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**Attachments:** PA1895 - Airfield Operations Office Relocation Bid Tab

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**Approvals**

Tammy Huddleston, Vice President - Design, Code and Construction  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -



**Contract No. PA1895  
Airfield Operations Office Relocation  
Bid Tabulation**

<b>Bidders</b>	<b>Bid Amounts w/Alternate</b>
Bowa Construction <sup>N1</sup> Dallas, Texas	\$3,882,416.93
Swinerton Builders Dallas, Texas	\$4,678,044
Fast-Trak Construction Southlake, Texas	\$4,759,985.86
Batson-Cook Texas, LLC Irving, Texas	\$5,425,297
Pecos Construction, LLC <sup>N2</sup> Irving, Texas	\$5,826,979
Azteca Enterprises <sup>N2</sup> Dallas, Texas	\$6,820,976
F.H. Paschen, S.N. Nielsen & Associates LLC Irving, Texas	\$7,125,684
FS 360, LLC <sup>N1</sup> McKinney, Texas	\$7,866,040
Gilbert May, Inc. dba Phillips/May Corporation <sup>N2</sup> Dallas, Texas	\$7,979,333
Real Construction Group LLC <sup>N1</sup> Dallas, Texas	\$8,871,740
<b>Note:</b> <ol style="list-style-type: none"> <li>1. M/WBE certified through Dallas/Fort Worth Supplier Development Council</li> <li>2. M/WBE certified through the North Central Texas Regional Certification Agency</li> </ol>	

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Civil Airside Project Management and Construction Management Services

**Department:** Design, Code and Construction

**Amount:** \$65,000,000

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute contract no. PA1841 for Civil Airside Project Management and Construction Management Services with Airfield Management Partners Plus (AMP+) c/o AECOM Technical Service, Inc., of Dallas, Texas in an amount not to exceed \$65,000,000 for the five-year term of the contract with a start date of October 2025.

---

**BACKGROUND:**

- This contract provides project and construction management services for Airport civil airside construction projects and programs.
- The scope of services includes the management of all civil airside projects and programs from initial development through execution, including planning, design and construction.
- Services will be authorized and funded through the issuance of individual delivery orders as the work volume dictates, and the Airport will have no obligation to purchase any quantity under this contract.
- This contract will replace an existing contract with limited remaining contract capacity.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 35%.
- Airfield Management Partners Plus (AMP+) Joint Venture is comprised of AECOM Technical Services (60%), Inc., CARCON Industries & Construction, LLC (15%), and H.J. Russell & Company (25%).
- Airfield Management Partners Plus (AMP+) has committed to meeting or exceeding 44% M/WBE participation utilizing HJ Russel & Company, Inc. (25%), Carcon Industries & Construction (15%), VRX, Inc. (2%), and Foster CM Group, Inc. (2%).

**ADDITIONAL INFORMATION:**

- Airfield Management Partners Plus (AMP+) c/o AECOM Technical Service, Inc., of Dallas, Texas submitted the responsible and responsive submission.

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Fund	Project Number	External Funding Source
Various		

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**Attachments:** None

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**Approvals**

Tammy Huddleston, Vice President - Design, Code and Construction  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

Civil Airside Project Management and Construction Management Services

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Propane Gas

**Department:** Department of Public Safety

**Amount:** \$2,250,000

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer of designee to execute contract no. PA1963, for Propane Gas with Amerigas Propane Company of King of Prussia, Pennsylvania, in an amount not to exceed \$2,250,000 for the three-year term of the contract with a start date of October 2025.

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**BACKGROUND:**

- This bulk delivery propane is stored in tanks at various locations and is utilized by the Airport's Department of Public Safety at the Fire Training and Research Center for firefighter training and at other Airport facilities for space heating.
- The contract will be used to fill Airport-owned holding tanks and rental cylinders.
- Purchases will be made on an as-needed basis and the Airport is not obligated to purchase any specific quantity.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- Not subject to a contract-specific goal. (Goods/ Finished Products)

**ADDITIONAL INFORMATION:**

- This contract will be made through Regional 19 Allied States Cooperative contract no. 25-7518, which is available to local Government agencies and was approved by Resolution No. 2023-03-068, dated March 3, 2023.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:**      None

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**Approvals**

Jon Taylor, Vice President and Director - Department of Public Safety  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Radio Replacements

**Department:** Department of Public Safety

**Amount:** \$17,261,668.62

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to ratify purchase order no. DFW12679 for Radio Replacements for Non-DPS Radios with JVC Kenwood of Irving, Texas in an amount not to exceed \$3,838,202.62; and contract no. PA1977 for DPS Portable Radios with Motorola Solutions, Inc. of Chicago, Illinois in an amount not to exceed \$13,423,466 for the five-year term of contract, with a start date of September 2025. Total action amount is \$17,261,668.62.

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**BACKGROUND:**

- The non-DPS radios have reached the end of service life and repair parts, software and service options are no longer available.
- DPS radios require fire upgrade and NFPA standard replacements.
- Radio software and features under these contracts are fully compatible with the Airport's P25 radio system.
- By securing the Motorola radios before September 30, the Airport experienced a saving of more than \$1,600,000.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- Not subject to a contract-specific goal. (Contract Ratification)

**ADDITIONAL INFORMATION:**

- Purchase order no. DFW12679 was made through HGAC contract no. RA05-21, which is available to local Government agencies and was approved by Resolution No. 97-07-181, dated July 3, 1997.
- Contract no. PA1977 was made through DIR contract no. DIR-CPO-5433, which is available to local Government agencies and was approved by Resolution No. 97-01-24 dated January 9, 1997.

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Fund	Project Number	External Funding Source
Various		

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**Attachments:** None

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**Approvals**

Jon Taylor, Vice President and Director - Department of Public Safety  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Operations Committee**

**Resolution No.:**

**Subject:** Emergency Medical Billing, Collection, and Data Transmission Services

**Department:** Department of Public Safety

**Amount:** \$670,756.54

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute contract no. PA1868, for Emergency Medical Billing, Collection, and Data Transmission Services with Emergicon, LLC, of Terrell, Texas in an amount not to exceed \$670,756.54 for the three-year term of the contract with a start date of October 2025.

---

**BACKGROUND:**

- This is a replacement for an existing contract that has been in place for five years.
- The contractor will submit all reporting data required by Texas law.
- The contractor will update, on a quarterly basis, the reasonable and customary amount allowance for EMS charges in this market; and will provide a real-time dashboard with all relevant information on billing, costs, etc.
- The gross revenue received for EMS Services over the last five years was approximately \$1,000,000 per year.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- No D/M/WBE goal determined. (Limited Availability)

**ADDITIONAL INFORMATION:**

- Four proposals, none from M/WBE firms, were received on or before the due date of July 25, 2025:
  - Certified Ambulance Groups, Inc. of Rocky Hill, Connecticut
  - DIJANTION LLC of Plano, Texas
  - Emergicon, LLC of Terrell, Texas
  - Quick Med Claims, LLC of Pittsburgh, Pennsylvania

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Jon Taylor, Vice President and Director - Department of Public Safety  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Finance, Audit, and IT Committee Meeting**  
**Tuesday, September 30, 2025**  
**12:45 PM**

**AGENDA**

- |               |    |  |
|---------------|----|--|
|               | 1. | Approve Minutes of the Finance, Audit & IT Committee Meeting of September 2, 2025. |
| Abel Palacios | 2. | Financial Report   |

**FINANCE, AUDIT, and IT COMMITTEE**

**Consent Items for Consideration**

- |                       |      |   |
|-----------------------|------|---|
| Elaine Rodriguez      | F-1. | Approve the Chief Executive Officer or designee to increase Legal Services contract no. PA1653 with Baker & Hostetler, LLP of Dallas, Texas, in the amount of \$75,000, for a revised not to exceed amount of \$124,900.  |
| Elaine Rodriguez      | F-2. | Approve the Chief Executive Officer or designee to increase Legal Services contract no. PA1862 with Baker & Hostetler, LLP of Dallas, Texas, in the amount of \$75,000, for a revised not to exceed amount of \$115,000.  |
| Christopher Poinsatte | F-3. | Approve the Chief Executive Officer or designee to enter into an interlocal agreement on behalf of DFW International Airport and Orange County Public Schools (OCPS) of Orlando, Florida for a cooperative purchase of goods and services.  |
| Catrina Gilbert       | F-4. | Approve the Chief Executive Officer or designee to increase and extend contract no. 8005282 for Employee Disability Insurance and Administrative Services, with Reliance Standard Life Insurance Company/ Matrix Absence Management of Dallas, Texas, in an amount not to exceed \$100,000, for a revised not to exceed contract amount of \$3,818,214; with a revised contract completion date of December 31, 2025. |
| Eric Bowerman         | F-5. | Approve the Chief Executive Officer or designee to execute contract no. PA1981 for Phishing and Training Software with SHI Government Solutions, Inc. of Austin, Texas, in an amount not to exceed \$132,026.40 for the three-year term of the contract, with a start date of November 2025.  |
| Eric Bowerman         | F-6. | Approve the Chief Executive Officer or designee to execute contract no. PA1982 for Digicerts Security Certificates, with Insight Public Sector of Chandler, Arizona, in an amount not to exceed \$197,532 for the three-year term of the contract, with a start date of November 2025.  |

**Action Items for Consideration**

- |                  |      |  |
|------------------|------|--|
| Donnell Harvey   | F-7. | Approve the Chief Executive Officer or designee to authorize and execute a reimbursement agreement with American Airlines for the Terminal B Mainline Upgauge Conversion Package 3 in an amount not to exceed \$4,773,270.   |
| Heath Montgomery | F-8. | Approve the Chief Executive Officer or designee to execute two contracts for Event Planning and Management Services: contract no. PA1720 with EventWeis, Inc., of Dallas, Texas in an amount not to exceed \$2,000,000; and contract no. PA1980 with K Strategies Group, LLC of Dallas, Texas in an amount not to exceed \$5,000,000. Both contracts are five-year terms with start dates of October 2025. Total action amount is \$7,000,000. |

Heath Montgomery	F-9.	Approve the Chief Executive Officer or designee to authorize renewals of the Airport's annual memberships and sponsorships in Airports Council International (ACI), American Association of Airport Executives (AAAE), DFW Airport Interfaith Chaplaincy, and SKIFT - 2026, for a combined amount not to exceed \$736,625 for the calendar year 2026.
Cornelius Honour	F-10.	Approve the Chief Executive Officer or designee to execute contract no. PA1983, for Computer and AV Hardware and Support, with Delcom Group of Lewisville, Texas for an amount not to exceed \$4,000,000 for the four-year term of the contract with a start date of November 2025.
Leela Prasad Yarlagadda	F-11.	Approve the Chief Executive Officer or designee to increase contract no PA1533 for Hexagon Cloud Upgrade (CMMS Cloud Migration) with The Arcanum Group of Denver, Colorado in an amount not to exceed \$640,852.19 for a revised contract amount of \$3,902,508.17 the current contract completion date of October 31, 2026, is not affected by this action.
Leela Prasad Yarlagadda	F-12.	Approve the Chief Executive Officer or designee to increase and extend contract no. 7006595 for Parking System Parts and Supplies, with Skidata. Inc., of New Brunswick, New Jersey in an amount not to exceed \$3,300,000, for a revised contract amount of \$9,300,000 with a revised contract completion date of December 14, 2029.

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

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**Subject:** Legal Services - Baker & Hostetler, LLP - Jose Torres Sol

**Department:** Legal

**Amount:** \$75,000.00

**Revised Amount:** \$124,900.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to increase Legal Services contract no. PA1653 with Baker & Hostetler, LLP of Dallas, Texas, in the amount of \$75,000, for a revised not to exceed amount of \$124,900.

---

**BACKGROUND:**

- The action would increase the Airport's contract for legal services in connection with the ongoing lawsuit with Jose Torres Sol.
- The Letter Agreement was entered into between the Dallas Fort Worth International Airport and Baker & Hostetler LLP of Dallas, Texas, effective December 3, 2024.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- No M/WBE goal determined. (Limited Availability)

**ADDITIONAL INFORMATION:**

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Fund	Project Number	External Funding Source
Operating Fund		

---

**Attachments:** None

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**Approvals**

Elaine Rodriguez, General Counsel - Legal

Approved - 9/17/2025

Tracy Barker, Vice President - Procurement and Materials Management

Approved - 9/17/2025

Tamela Burks Lee, Vice President - Business Diversity and Development

Approved - 9/18/2025

Abel Palacios, Vice President - Finance

Approved - 9/18/2025

Elaine Rodriguez, General Counsel - Legal

Approved - 9/18/2025

Christopher McLaughlin, Chief Executive Officer

New -



**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

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**Subject:** Legal Services - Baker & Hostetler, LLP - General Employment Matters

**Department:** Legal

**Amount:** \$75,000.00

**Revised Amount:** \$115,000

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to increase Legal Services contract no. PA1862 with Baker & Hostetler, LLP of Dallas, Texas, in the amount of \$75,000, for a revised not to exceed amount of \$115,000.

---

**BACKGROUND:**

- The action would increase the Airport's contract for legal services in connection with General Employment Matters.
- The Letter Agreement was entered into between the Dallas Fort Worth International Airport and Baker & Hostetler LLP of Dallas, Texas, effective May 6, 2025.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- No M/WBE goal determined. (Limited Availability)

**ADDITIONAL INFORMATION:**

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Elaine Rodriguez, General Counsel - Legal  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

---

**Subject:** Interlocal Purchasing Agreement with Orange County Public Schools

**Department:** Procurement and Materials Management

**Amount:**

**Revised Amount:**

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to enter into an interlocal agreement on behalf of DFW International Airport and Orange County Public Schools (OCPS) of Orlando, Florida for a cooperative purchase of goods and services.

---

**BACKGROUND:**

- Orange County, Florida Public Schools (OCPS) has expressed an interest in purchasing goods and services under the same terms, conditions, and pricing provided under established DFW Airport contracts.
- This action will authorize the Board and the OCPS to establish an interlocal arrangement to permit the County to execute the purchase of the Digital Infrastructure Platform using the Airport's contract offered by Willow Technologies, LLC.
- Willow Technologies pays DFW a referral fee for use of the Airport's digital twin contract.

**D/S/M/WBE INFORMATION:**

- Not Applicable

**ADDITIONAL INFORMATION:**

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Fund	Project Number	External Funding Source
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**Attachments:**      None

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**Approvals**

Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

**Subject:** Employee Disability Insurance Administration Services

**Department:** Risk Management

**Amount:** \$100,000

**Revised Amount:** \$3,818,214

---

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to increase and extend contract no. 8005282 for Employee Disability Insurance and Administrative Services, with Reliance Standard Life Insurance Company/ Matrix Absence Management of Dallas, Texas, in an amount not to exceed \$100,000, for a revised not to exceed contract amount of \$3,818,214; with a revised contract completion date of December 31, 2025.

---

**BACKGROUND:**

- This extension provides additional time needed to effectively transition administrative responsibility of the employee disability programs to a new third-party administrator.

**D/S/M/WBE INFORMATION:**

- The annual goal for the historical SBE Program is 20%.
- Not subject to a contract-specific goal (No Availability)

**ADDITIONAL INFORMATION:**

- On May 30, 2019, by Resolution No. 2019-06-136, the Airport awarded contract no. 8005282, for Integrated Absence Management Services to Reliance Standard Life Insurance Company/Matrix Absence Management, of Dallas, Texas.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Catrina Gilbert, Vice President - Risk Management  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

**Subject:** Knowbe4 Phishing and Training Software

**Department:** Technology Services

**Amount:** \$132,026.40

**Revised Amount:** \$0.00

---

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute contract no. PA1981 for Phishing and Training Software with SHI Government Solutions, Inc. of Austin, Texas, in an amount not to exceed \$132,026.40 for the three-year term of the contract, with a start date of November 2025.

---

**BACKGROUND:**

- Award a new contract for cyber awareness training.
- Replaces an existing contract that has been in place for over five years.
- Allows DFW continued use of industry-leading phishing tests and cyber-awareness training.
- Provider continues to develop new training content and new phishing templates to keep up with the most current threat vectors.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- Not subject to a contract-specific goal. (Goods/Finished Products)

**ADDITIONAL INFORMATION:**

- This contract will be through DIR contract no. DIR-CPO-5241 which is available to local Government agencies and was approved by Resolution No. 97-01-24, dated January 9, 1997.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:**     None

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**Approvals**

Michael Youngs, Vice President - Technology Services

Approved - 9/17/2025

Tracy Barker, Vice President - Procurement and Materials Management

Approved - 9/17/2025

Tamela Burks Lee, Vice President - Business Diversity and Development

Approved - 9/18/2025

Abel Palacios, Vice President - Finance

Approved - 9/18/2025

Elaine Rodriguez, General Counsel - Legal

Approved - 9/18/2025

Christopher McLaughlin, Chief Executive Officer

New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

**Subject:** Digicerts Security Certificates

**Department:** Technology Services

**Amount:** \$197,532

**Revised Amount:** \$0.00

---

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute contract no. PA1982 for Digicerts Security Certificates, with Insight Public Sector of Chandler, Arizona, in an amount not to exceed \$197,532 for the three-year term of the contract, with a start date of November 2025.

---

**BACKGROUND:**

- Award a new replacement contract for Digital Certificate Management.
- Certificates enable secure transactions on DFW's public-facing websites.
- Certificates act like digital ID badges for i.e. websites, apps, and devices to prove they are legitimate. DigiCert provides these digital certificates so that systems can trust each other and communicate securely.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%
- Not subject to a contract-specific goal. (Goods/Finished Products)

**ADDITIONAL INFORMATION:**

- This contract will be through Omnia Partners contract no. 23-6692-03, which is available to local government agencies and was approved by Resolution No. 2003-01-22, dated January 9, 2003.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Michael Youngs, Vice President - Technology Services

Approved - 9/17/2025

Tracy Barker, Vice President - Procurement and Materials Management

Approved - 9/17/2025

Tamela Burks Lee, Vice President - Business Diversity and Development

Approved - 9/18/2025

Abel Palacios, Vice President - Finance

Approved - 9/18/2025

Elaine Rodriguez, General Counsel - Legal

Approved - 9/18/2025

Christopher McLaughlin, Chief Executive Officer

New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit and IT  
Committee**

**Resolution No.:**

**Subject:** American Airlines Reimbursement Agreement for the Terminal B Mainline Upgauge Conversion Package 3

**Department:** Aviation Real Estate

**Amount:** \$4,773,270.00

**Revised Amount:** \$0.00

---

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to authorize and execute a reimbursement agreement with American Airlines for the Terminal B Mainline Upgauge Conversion Package 3 in an amount not to exceed \$4,773,270.

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**BACKGROUND:**

- This agreement will allow DFW to reimburse American Airlines or its contractors for work related to the Terminal B Mainline Conversion Package 3 Upgauge Project.
- This reimbursement agreement is for the procurement, make-safe, and demo of the new Access Control Office space.
- The reimbursement agreement Package 1 was approved by the Board in June 2023, and the Board approved Package 2 in April 2024.

**D/S/M/WBE INFORMATION:**

- American Airlines has set a 31% M/WBE goal on reimbursable agreement projects.
- American Airlines has awarded this project to Holt Construction (self-performing 60.77%) and other primes.
- Holt Construction and American Airlines have committed to achieving a total of 32.48% M/WBE participation for this project. See attached list of M/WBE primes and subcontractors.
- The 32.48% M/WBE committed participation excludes \$314,039 in Prime (Holt) contingency and \$33,554 in Owner's (American Airlines) contingency. Any M/WBE participation achieved on the contingency amount will be credited toward the M/WBE commitment.

**ADDITIONAL INFORMATION:**

- DFW Signatory Airlines approved a Majority-In-Interest (MII) capital improvement request for the Terminal B Mainline Conversion and Terminal E Satellite Upgauge in April 2023.
- Future Board Action and amendments to the MII for the construction services of the Access Control Office will be brought forth for approval upon establishing a not to exceed amount for the total project.

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<b>Fund</b>	<b>Project Number</b>	<b>External Funding Source</b>
Joint Capital Account	2709801	

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**Attachments:** AA List of Primes and Subs\_Term B Mainline Up-Guage Access Ctrl Oct 2025 OBA

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**Approvals**

Donnell Harvey, Vice President - Aviation Real Estate

Approved - 9/17/2025

Tamela Burks Lee, Vice President - Business Diversity and Development

Approved - 9/18/2025

Abel Palacios, Vice President - Finance

Approved - 9/18/2025

Elaine Rodriguez, General Counsel - Legal

Approved - 9/18/2025

Christopher McLaughlin, Chief Executive Officer

New -

American Airlines Reimbursement Agreement for the Terminal B Mainline Upgauge Conversion Package 3

Official Board Action - Action

Resolution No.:

**American Airlines Reimbursement Agreement**  
Terminal B Mainline Up-Guage: Access Control Procurement  
Prime and Subcontractor List

**PRIME: Holt Construction**

**Subcontractors**

Palmer Services (Plumbing, HVAC & Electrical)	14.85%
Able Communications	11.98%
JP Acoustics & Drywall	3.43%
Ford Audio-Video Systems LLC dba Ford AV	0.48%
Romo Life Safety and Construction, LLC	0.21%
<b>Subtotal</b>	<b>30.95%</b>

**PRIME: American Airlines**

**Subcontractors**

RM Chin and Associates, Inc.	1.53%
<b>Subtotal</b>	<b>1.53%</b>

**Overall Total: 32.48%**

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

**Subject:** Event Planning and Management Services

**Department:** Communications and Marketing

**Amount:** \$7,000,000

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute two contracts for Event Planning and Management Services: contract no. PA1720 with EventWeis, Inc., of Dallas, Texas in an amount not to exceed \$2,000,000; and contract no. PA1980 with K Strategies Group, LLC of Dallas, Texas in an amount not to exceed \$5,000,000. Both contracts are five-year terms with start dates of October 2025. Total action amount is \$7,000,000.

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**BACKGROUND:**

- These contracts will provide event planning, support and management for large-scale events and community engagement initiatives that are primarily led by the Communications & Marketing Department.
- The agencies will supplement and support DFW event planners with services such as logistics, planning and general event management services for internal and external-facing events such as grand opening celebrations, media events, employee activations and other special events.
- Services will be ordered on an as-needed basis and the Airport will have no obligation to purchase any quantity under the contracts.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- In accordance with the Board's M/WBE Program, the M/WBE goal for this contract is 7%.
- EventWise, LLC has committed to meeting or exceeding the M/WBE goal through self-performance.
- K Strategies Group has committed to meeting or exceeding the M/WBE goal through self-performance and 35% subcontracting participation utilizing ISP Creative.

**ADDITIONAL INFORMATION:**

- Four proposals, including three from MWBE firms, were received on or before the due date of June 25, 2025, with one non-responsive submission:
  - EventWise, LLC of Dallas, Texas, a WBE certified through the North Central Texas Regional Certification Agency.
  - K Strategies Group, LLC of Dallas, Texas, an MBE certified through the Dallas/Fort Worth Minority Supplier Development Council.
  - Ruby Media Inc. dba DHD Fillms of Dallas, Texas, an MBE certified through the Dallas/Fort Worth Minority Supplier Development Council.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Heath Montgomery, Vice President - Communications and Marketing

Approved - 9/16/2025

Event Planning and Management Services

Official Board Action - Action

Resolution No.:



Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

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**Subject:** Renewal of DFW Airport Memberships and Sponsorships

**Department:** Communications and Marketing

**Amount:** \$736,625

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to authorize renewals of the Airport's annual memberships and sponsorships in Airports Council International (ACI), American Association of Airport Executives (AAAE), DFW Airport Interfaith Chaplaincy, and SKIFT - 2026, for a combined amount not to exceed \$736,625 for the calendar year 2026.

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**BACKGROUND:**

- This action would renew the Airport's membership and sponsorships with the listed organizations.
- The Airport participates in various trade, business and industry organizations to drive policies, education and services that support the ability of commercial airports to serve their passengers, customers and communities.

**D/S/M/WBE INFORMATION:**

- Not Applicable

**ADDITIONAL INFORMATION:**

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Heath Montgomery, Vice President - Communications and Marketing  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/16/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

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**Subject:** Computer and AV Hardware and Support

**Department:** Technology Services

**Amount:** \$4,000,000

**Revised Amount:** \$0.00

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to execute contract no. PA1983, for Computer and AV Hardware and Support, with Delcom Group of Lewisville, Texas for an amount not to exceed \$4,000,000 for the four-year term of the contract with a start date of November 2025.

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**BACKGROUND:**

- Replaces an existing contract that has been in place for two years.
- This action will provide on-call services to order desktop workstations, laptops, and any associated services or equipment on an as-needed basis.
- This action also provides for installation services for new or replacement of non-functioning equipment, as well as large-scale computer equipment refresh or departmental moves and reconfigurations.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- No M/WBE goal determined. (Limited Availability)

**ADDITIONAL INFORMATION:**

- This contract will be made through DIR contract no. DIR-CPO-5850, which is available to local Government agencies and was approved by Resolution No. 91-01-24, dated January 9, 1997.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Michael Youngs, Vice President - Technology Services

Approved - 9/17/2025

Tracy Barker, Vice President - Procurement and Materials Management

Approved - 9/17/2025

Tamela Burks Lee, Vice President - Business Diversity and Development

Approved - 9/18/2025

Abel Palacios, Vice President - Finance

Approved - 9/18/2025

Elaine Rodriguez, General Counsel - Legal

Approved - 9/18/2025

Christopher McLaughlin, Chief Executive Officer

New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

**Subject:** Hexagon Cloud Upgrade (CMMS Cloud Migration)

**Department:** Technology Services

**Amount:** \$640,852.19

**Revised Amount:** \$3,902,508.17

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to increase contract no PA1533 for Hexagon Cloud Upgrade (CMMS Cloud Migration) with The Arcanum Group of Denver, Colorado in an amount not to exceed \$640,852.19 for a revised contract amount of \$3,902,508.17 the current contract completion date of October 31, 2026, is not affected by this action.

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**BACKGROUND:**

- The platform is used to process, schedule, track and analyze maintenance work orders; allocate costs and track history by asset; as well as a systems' performance measurement and analytical tool.
- Provides funding for Hexagon barcoding module which will allow DFW to affix a QR code to each asset so that technicians avoid data entry errors and can access and update asset data more efficiently.
- Provides funding for a dedicated customer success manager to be assigned to DFW. The customer success manager will be DFW's single point of contact for issue/case management and escalations.
- Provides capacity for additional users when DFW assumes additional maintenance responsibilities from American Airlines.
- Action supports the implementation of D3 to provide more robust prioritization and scheduling of maintenance activities for key terminal assets.

**D/S/M/WBE INFORMATION:**

- The annual goal for the M/WBE Program is 31%.
- No M/WBE goal determined. (Limited Availability)

**ADDITIONAL INFORMATION:**

- On October 3, 2024, by Resolution No. 2024-10-273, the Airport awarded contract no. PA1533 for Hexagon Cloud Upgrade (CMMS Cloud Migration) to The Arcanum Group of Denver, Colorado.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Michael Youngs, Vice President - Technology Services

Approved - 9/17/2025

Tracy Barker, Vice President - Procurement and Materials Management

Approved - 9/17/2025

Tamela Burks Lee, Vice President - Business Diversity and Development

Approved - 9/18/2025

Abel Palacios, Vice President - Finance

Approved - 9/18/2025

Elaine Rodriguez, General Counsel - Legal

Approved - 9/18/2025

Christopher McLaughlin, Chief Executive Officer

New -

Hexagon Cloud Upgrade (CMMS Cloud Migration)

Official Board Action - Action

Resolution No.:

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Finance, Audit, and IT  
Committee**

**Resolution No.:**

**Subject:** Parking System Parts and Supplies

**Department:** Technology Services

**Amount:** \$3,000,000

**Revised Amount:** \$9,300,000

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the Chief Executive Officer or designee to increase and extend contract no. 7006595 for Parking System Parts and Supplies, with Skidata. Inc., of New Brunswick, New Jersey in an amount not to exceed \$3,300,000, for a revised contract amount of \$9,300,000 with a revised contract completion date of December 14, 2029.

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**BACKGROUND:**

- The Parking Control System is used to control access of vehicles into the central terminal areas, including integration of license plate recognition, toll tags, and credit card payment.
- The increase will allow the Airport to purchase supplies on an as-needed basis, preventing delays or gaps in availability.
- Increased throughput within the parking control system has caused equipment to reach end of life more quickly.
- Items will be purchased on an as-needed basis and the Airport will have no obligation to purchase any quantity under the contract.

**D/S/M/WBE INFORMATION:**

- The annual goal for the historical S/MWBE Program is 20%
- Not subject to a contract-specific goal (Goods/Finished Products).

**ADDITIONAL INFORMATION:**

- On October 11, 2018, by Resolution No. 2018-10-237, the Airport awarded contract no 7006595 for Parking System Parts and Supplies to Skidata, Inc., of New Brunswick, New Jersey.

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Fund	Project Number	External Funding Source
Operating Fund		

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**Attachments:** None

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**Approvals**

Michael Youngs, Vice President - Technology Services  
Tracy Barker, Vice President - Procurement and Materials Management  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -



**Concessions and Commercial Development Committee Meeting**  
**Tuesday, September 30, 2025**  
**12:50 PM**

**AGENDA**

1. Approve Minutes of the Concessions & Commercial Development Committee Meeting of September 2, 2025.

**CONCESSIONS AND COMMERCIAL DEVELOPMENT COMMITTEE**

**Consent Items for Consideration**

Zenola Campbell	C-1.	Approve Concessions Consent to Entity Name Change from MERA GLOBAL, LLC to MERA DFW, LLC.
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**Action Items for Consideration**

John Brookby	C-2.	Approve the execution of a Second Amendment to the Special Facilities Lease Agreement with CF Bear Creek Arcis, LLC to establish the Market Rent for the initial ten years of the first renewal term beginning October 24, 2026; and that the Chief Executive Officer or designee is authorized to execute said agreement.
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**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Concessions and  
Commercial Development  
Committee**

**Resolution No.:**

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**Subject:** Concessions Consent to Entity Name Change - MERA GLOBAL, LLC

**Department:** Concessions

**Amount:**

**Revised Amount:**

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**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve Concessions Consent to Entity Name Change from MERA GLOBAL, LLC to MERA DFW, LLC.

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**BACKGROUND:**

- The Board approved the change of control to MERA GLOBAL, LLC for the operation of the TGI Friday's Restaurant locations at DFW.
- MERA GLOBAL, LLC has requested an entity name change to MERA DFW, LLC to cover operations at DFW.
- MERA DFW, LLC's operations at DFW will include the following agreements:
  - Lease Numbers 239071, 010904, 010890, 010892, and 010372.
  - Permit Numbers 011828 and 011928.
- All other terms and conditions of the lease shall remain in effect.

**D/S/M/WBE INFORMATION:**

- The existing ACDBE and M/WBE commitments will continue to apply to the respective lease terms.

**ADDITIONAL INFORMATION:**

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Fund	Project Number	External Funding Source
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**Attachments:** None

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**Approvals**

Zenola Campbell, Vice President - Concessions  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/17/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -

**Dallas Fort Worth International Airport Board  
Official Board Action / Resolution**

**Date:** October 2, 2025

**Concessions and  
Commercial Development  
Committee**

**Resolution No.:**

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**Subject:** Lease Renewal – CF Bear Creek Arcis, LLC (Bear Creek Golf Club)

**Department:** Commercial Development

**Amount:**

**Revised Amount:**

---

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

Approve the execution of a Second Amendment to the Special Facilities Lease Agreement with CF Bear Creek Arcis, LLC to establish the Market Rent for the initial ten years of the first renewal term beginning October 24, 2026; and that the Chief Executive Officer or designee is authorized to execute said agreement.

---

**BACKGROUND:**

- The Special Facilities Lease Agreement (Lease) was executed on October 23, 1986 to build and operate a thirty-six hole golf course on Airport property.
- The initial forty-year term expires October 23, 2026.
- The Lease contains three renewal terms of twenty, twenty and nineteen years at the option of CF Bear Creek Arcis, LLC.
- The Lease establishes the methodology to determine Market Rent for each ten year period of each renewal term.
- Per the appraisal process outlined in the Lease, Market Rent will be 7.0% of Gross Revenue, with a minimum fixed rent of \$374,696 annually.
- The fixed rent will also be adjusted on October 24, 2031 to reflect the CPI for the previous five years.

**D/S/M/WBE INFORMATION:**

- Not Applicable

**ADDITIONAL INFORMATION:**

- CF Bear Creek Arcis, LLC is the Tenant and operator of Bear Creek Golf Club.

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Fund	Project Number	External Funding Source
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**Attachments:** None

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**Approvals**

John Brookby, Vice President - Commercial Development  
Tamela Burks Lee, Vice President - Business Diversity and Development  
Abel Palacios, Vice President - Finance  
Elaine Rodriguez, General Counsel - Legal  
Christopher McLaughlin, Chief Executive Officer

Approved - 9/16/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
Approved - 9/18/2025  
New -