

**GERALD R. FORD INTERNATIONAL AIRPORT AUTHORITY  
OPERATIONS AND MARKETING COMMITTEE MINUTES  
Gerald R. Ford International Airport, Golden Eagle Room  
5500 44<sup>th</sup> Street SE, Grand Rapids, MI 49512  
Wednesday, August 20, 2025  
8:00 a.m.**

The meeting was called to order at 8:00 AM by Chair Small.

Members Present: Dan Koorndyk, Doug Small, Mike Verhulst – 3

Member Jennifer Merchant joined at 8:06 AM.

Also Present: Tory Richardson, Maria Kim, Alex Peric, Haley Meyer, Clint Nemeth, Chris King-Dye, Haley Abbas, Heidi Groenboom, Dan Villalobos, Jeff Berghage

**8-1 Meeting Minutes**

The Operations and Marketing Committee meeting minutes of June 25, 2025, were approved as submitted with a motion by Mr. Verhulst and support by Mr. Koorndyk.

**8-2 Public Comment**

No public comment.

**8-3 Resolution 25-10: Land Acquisition**

Mr. Peric reviewed that the two parcels located directly adjacent to airport property on the northeast side of the Airport are considered beneficial for future airport-related facilities. Staff recommended the acquisition of approximately 7.95 acres located at 4000 and 4100 Thornapple River Drive from Thornapple Air Park, LLC. An appraisal conducted in March 2025 reported a market value of \$1,390,000. He further noted that staff successfully negotiated a tentative direct purchase agreement with Thornapple Air Park ownership for a purchase price of \$1,250,000.

Motion by Mr. Verhulst, supported by Mrs. Merchant, the approval to authorize the President and CEO to execute agreements and documents related to the purchase of real property located at 4000 and 4100 Thornapple River Dr. Motion carried.

**8-4 Resolution 25-11: Air Traffic Control Tower Relocation – Enabling Project**

Mr. Nemeth shared that the completion of the design phase for the new Air Traffic Control Tower (ATCT) located on the east side of the airport, remaining federal design funds, allocated state funds, and a local match will fund installation of underground infrastructure that is required for the operation of the new ATCT. This enabling work will include infrastructure such as underground concrete encased communications ducts and associated manholes, security fencing, storm water improvements, sanitary sewer connections, water lines, and relocation of airport owned communications cabling.

He further noted that bidding and construction documents were completed in June 2025, with two public bids received. Owen-Ames-Kimball (OAK) was selected as the contractor. Work is expected to be substantially completed in 2025, with punch list work finalized in Spring 2026.

Motion by Mrs. Merchant, supported by Mr. Verhulst, the approval of project contracting authority not to exceed \$4,500,000 for the installation of infrastructure to support a future Air Traffic Control Tower, and authorization for the President and CEO to sign all

associated documents. Motion carried.

**8-5 Resolution 25-12: Terminal Boiler Replacement**

Mr. King-Dye reviewed that the heat for the terminal building is provided by a central boiler plant. The plant consists of six boilers with redundant capacity. He noted that one boiler failed in 2023, and in May 2025 failure of a second boiler occurred triggering an immediate need for system improvements prior to the 2025-2026 winter heating season.

Motion by Mrs. Merchant, supported by Mr. Verhulst, the approval of project contracting authority not to exceed \$900,000 for replacement of two terminal boilers, and authorization for the President and CEO to sign all associated documents. Motion carried.

**8-6 Transportation Network Carrier (TNC) Update**

Mr. Peric provided an update on the rollout of the new agreement and per-trip fee adjustments with the Airport's transportation network carriers, which went into effect in July 2025.

**8-7 Fall Marketing Campaign**

Mrs. Abbas presented our fall marketing campaign that starts September 1<sup>st</sup> and ends December 31<sup>st</sup>.

**8-8 August 2025 Construction/Project Report**

Mr. Nemeth reviewed the status of the construction projects.

**8-9 Other**

No other business was discussed.

Meeting adjourned at 8:59 a.m.  
HM