



701 East Broadway, Columbia, Missouri 65201

Department Source: City Manager

To: City Council

From: City Manager & Staff

Council Meeting Date: March 16, 2026

Re: Authorize construction of the Terminal Building Production Kitchen project at Columbia Regional Airport.

Impacted Ward: Airport

### Executive Summary

Staff has prepared for Council consideration an ordinance authorizing a bid call through the Purchasing division for the construction of the Terminal Building production kitchen for the existing airport concession area located on the secure side of the Terminal.

An Interested Parties meeting has been scheduled for March 10, 2026 at the Airport Administration Building. A public hearing is being held on April 6, 2026. The estimated project cost is of \$828,176 (design and construction), and will be paid from the Terminal project account.

### Discussion,

In November of 2023, the City entered into an agreement to lease approximately 1,875 square feet of the Airport terminal for a market and restaurant with counters on the airside, as well as a kitchen and landside concession area. Per the agreement, the concessionaire would provide food and beverage service in two phases:

Phase 1 – Market Area: JWO (Just Walk Out) Technology to operate 365 days a year with operating hours and staffing levels that support passenger activity at the Airport. The concessionaire of Tailwinds Market has been in operation for approximately two years and has been a great success.

Phase 2 – Restaurant Area offering a limited hot food menu once the city completed construction of the kitchen area. Simon Oswald Architects was hired to design the production kitchen at a cost of \$38,100.

The City will be responsible for the cost of the construction of the production kitchen estimated at \$790,076. The concessionaire will be responsible for providing kitchen equipment, which will be coordinated by the architect. The construction of the kitchen is expected to be completed this summer.

**Fiscal Impact**

Short-Term Impact: The total project cost of the production kitchen is estimated at \$413,100 (design and construction), and will be paid from the Airport Terminal project account.

Long-Term Impact: N/A

**Strategic & Comprehensive Plan Impact**[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Economic Development, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

**Legislative History**

Date	Action
11/20/2023	R185-23 - Authorizing an airport restaurant agreement with Blue Ribbon Vending, L.L.C., d/b/a Jackson Brothers of the North, for the lease of space in the Columbia Regional Airport terminal for concession services.

**Suggested Council Action**

Authorize construction of the Terminal Building production kitchen project at Columbia Regional Airport.