



To: IAA Board of Directors

From: Alexandra Kalpakidis

Date: September 11, 2026

Subject: IAA Board of Directors Meeting – September 18, 2026

Attached is your Board Deck for the Indianapolis Airport Authority (IAA) Board Meeting scheduled for Friday, September 18, 2026, at 8:00 a.m. The Board Meeting will be held in person in the IAA Board Conference Room and a virtual option via Zoom.

As you review your board deck, please do not hesitate to contact the Executive Director or any team member for further insight. The IAA team and Executive Director will gladly discuss the subject or develop a robust presentation detailing the alternatives, any alternative views, and the decision-making process associated with the subject.

September 18, 2026, Board of Directors Meeting schedule:

Board of Directors Meeting: 8:00 am (Location: IAA Board Conference Room and via Zoom link.)

Finance & Audit Committee Meeting: Immediately following the regular board meeting. (Location: IAA Board Conference Room and via Zoom link.)

Thank you,
Alexandra Kalpakidis
Sr. Executive Assistant and Board Affairs Liaison



IAA Board of Directors Meeting Agenda

September 18, 2026

8:00 AM

Location: Board Conference Room – 4th floor and Via Zoom (Hybrid meeting)

- I. Call to Order**
- II. Approval of Minutes of the IAA Board’s Meeting of August 21, 2026.**
- III. Ordinances, Resolutions, and Public Hearings**
 - a) **Consider for Approval and Adoption** for **Resolution 08-2026**, for the early termination of the Amended and Restated Lease Agreement between the IAA and AAR Aircraft Services, as described in **Board Memo BP2026-09-01**.
 - b) **Public Hearing** for a Real Estate Sale Agreement with the Town of Plainfield, for the sale of land consisting of approximately 7.996 acres known as Airtech Parkway East in Hendricks County, Plainfield, Indiana, for a total sale amount of \$979,510.00, as described in **Board Memo BP2026-09-02**.
 - c) **Consider for approval** for a Real Estate Sale Agreement with the Town of Plainfield, for the sale of land consisting of approximately 7.996 acres known as Airtech Parkway East in Hendricks County, Plainfield, Indiana, for a total sale amount of \$979,510.00, as described in **Board Memo BP2026-09-02**.
- IV. Board Reports**
 - a) Board President’s Report
- V. Official Actions**
 - a) Consider for approval the items on the **General Agenda dated September 18, 2026**.
- VI. Staff Reports**
 - a) Executive Director’s Report (Submitted in writing)
 - i. Welcome Fall 2026 Peterson Fellow, Hannah Phegley
 - ii. Asian American Alliance Inc. 2026 Community Partner Award
 - iii. USA TODAY 10Best Readers’ Choice Awards - Best Airport for Art
 - iv. American Society of Association Executives Recap – Something's Happening in Indy
 - v. 25th Anniversary of September 11, 2001
 - vi. Indy Chamber Monumental Awards
 - vii. Gateside by TSA PreCheck
- VII. Other Reports and Updates**
 - a) **Board Communications:** *Next Meeting: Friday, October 16, 2026, at 8:00 AM.*

MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board was called to order at 8:00 am August 21, 2026, in the Airport's Board Conference Room at Indianapolis International Airport. Secretary Mamon Powers III called the meeting to order. Board Members attended in person.

Present at the commencement of the meeting and comprising a quorum were:

Barbara Glass, President – not attending
Steve Dillinger, Vice President – not attending
Mamon Powers, Secretary
Kurt Schleter, Member
Jeffrey Gaither, Member
Duane Gibbs, Member
W. Tobin McClamroch, Member
Eric Dozier, Member
Ryan Goodwin, Member
Tamika Catchings, Member – not attending
Brett Voorhies, Member – not attending
Brian Tuohy, I.A.A. Board Counsel

I.A.A. Executive Staff attending:

Mario Rodriguez, Executive Director – not attending
Keith Berlen, Sr. Director of Operations and Public Safety
Alexandra Kalpakidis, Sr. Executive Assistant
Maria Wiley, Sr. Director of Audit, Compliance & Procurement
Rachel Stevens, Sr. Director of Human Resources
Jonathan Weinzapfel, General Counsel – not attending
Ellen Hurley, Associate General Counsel
Robert Thomson, Sr. Director of Finance
Jarod Klaas, Sr. Director of Planning and Development
Reid Goldsmith, Sr. Director of Information Technology – not attending
Matt Smith, Director of Information Technology
Marsha Wurster, Sr. Director of Commercial Enterprise – attending remotely
Holli Harrington, Sr. Director of Strategic Alliance
Megan Carrico, Sr. Director Public Affairs

APPROVAL OF MINUTES

Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. There being no discussion, Secretary Powers asked for a voice vote, and with all members stating "Aye", the Meeting Minutes of the IAA Board Meeting on July 17, 2026, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

Secretary Powers called upon Robert Thomson, Sr. Director of Finance, to present for consideration and approval, **Ordinance No. 03-2026**, concerning both the Indianapolis Airport Authority's budget and appropriation amounts, as described in **Board Memo BP2026-08-01**. Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Gaither. There being no discussion, Secretary Powers then asked for a voice vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-08-01**.

Secretary Powers then called upon Mr. Thomson to present for consideration and approval, **Resolution No. 08-2026**, regarding an Agreement between Indianapolis Airport Authority and Indianapolis Professional Fire Fighters, Local 416, as described in **Board Memo BP2026 -08-02**. Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. Gaither and seconded by Mr. Goodwin. There being no discussion, Secretary Powers then asked for a voice vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-08-02**.

Secretary Powers then called upon Ellen Hurley, Associate General Counsel, to present for consideration and approval **Resolution No. 07-2026**, authorizing the use of electronic signatures for official Indianapolis Airport Authority documents, as described in **Board Memo BP2026 -08-03**. Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. Goodwin and seconded by Mr. Gibbs. There being no discussion, Secretary Powers then asked for a voice vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-08-03**.

BOARD REPORTS

President's Report- None

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED August 21, 2026:

Secretary Powers called upon Jarod Klaas, Sr. Director of Planning and Development, to present for approval, **BP2026-08-04**, an award of contract for Install Perimeter Fence at Indianapolis Regional Airport to Specialties Company, LLC in an amount not-to-exceed \$3,967,471.50 plus a 10% construction reserve of \$396,747.15 for a total of \$4,364,218.65. Specialties Company, LLC, was the lowest responsive and responsible bidder. Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. Schleter and seconded by Mr. Goodwin. There being no discussion, Secretary Powers then asked for a voice vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-08-04**.

Secretary Powers called upon Mr. Klaas, to present for approval, **BP2026-08-05**, an award of contract for Roof Rehabilitation/Replacements Campus Wide, I-24-024B - Phase II at Indianapolis International Airport to AAA Roofing Co., Inc. in an amount not-to-exceed \$2,015,650.00 plus a 10% construction reserve of \$201,565.00 for a total of \$2,217,215.00. AAA Roofing Co., Inc. was the lowest responsive and responsible bidder. Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. Goodwin and seconded by Mr. Gibbs. There being no discussion, Secretary Powers then asked for a voice vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-08-05**.

Secretary Powers called upon Mr. Klaas to present for approval **BP2026-08-06**, a professional services contract with Infrastructure Engineering, Inc. for Economy Lot B Expansion at Indianapolis International Airport in an amount not-to-exceed \$1,984,937.51 (fees and expenses). Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Gibbs. There being no discussion, Secretary Powers then asked for a voice vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-08-06**.

Board Reports

Board President's Report -- None

Staff Reports

Executive Director's Report (Submitted in writing)

- i. Best in Show - Pinnacle Awards, Public Relations Society of America
- ii. Summer Student Programming – Tours, Camps, and Interns
- iii. IND's First and Last Impressions – City-wide Welcomes
- iv. KIND Gallery LAMP and Indiana, Naturally
- v. Public Safety Community Day
- vi. Community Events – Special Olympics Plane Pull and Purdue Community Day

ADJOURNMENT

Meeting adjourned at 8:11 a.m.

The August 21, 2026, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://us02web.zoom.us/rec/share/X5uz0VG3XpPd9TeV09fKbk1XFUEIb0Krfb3Iq8XzS2BBvlxNES2j8kiNe-TQNEM7.O4s-ICMn4ooNNKKR?from=hub>

Passcode : Qd4PXD&U

INDIANAPOLIS AIRPORT AUTHORITY

By: _____

Mamon Powers III, Secretary

* Signed under the Authority of IAA Board Resolution #11-2021

DATED: September 18, 2026

BOARD MEMO – TERMINATION AGREEMENT

To: IAA Board of Directors

From: Cindy Hallett, Interim Director of Properties

Date: September 7, 2026

Board Date: September 18, 2026

Subject: Termination Agreement of the Amended and Restated Lease Agreement with AAR Aircraft Services, Inc., Resolution No. 08-2026

Background

AAR Aircraft Services, Inc. (AAR) entered into their current Lease Agreement in February 2025 (the "Restated Lease"), for the continuation of their aircraft maintenance, repair and overhaul services ("MRO"). AAR has performed these services at the Indianapolis Maintenance Center (IMC) facility since June 2004. The Term of the Restated Lease was for an approximate two-year period with an ending date of February 28, 2027. The Restated Lease was brought about by the request of AAR for a two-year Term Extension therein allotting for a reasonable amount of time for AAR to relocate from the IMC facility.

Subsequent to the Restated Lease being in place, the Staff was approached by AAR's Dany Kleiman, Senior VP of Strategic Operations, in March 2026 on the aspect of AAR vacating the IMC at an earlier date than 2-28-27. The basis for AAR's ask was that the Navy Aircraft normally coming into the IMC for MRO services, would be going to Greensboro, North Carolina instead. This change is associated with AAR's acquisition of HAECO Americas (an MRO), which has one of their facilities in Greensboro.

Given the staff's efforts on the reuse of the IMC, the AAR's request for an early exit fits well into the overall strategy of the IMC.

Scope

Staff requests the IAA Board execute the Termination Agreement with AAR Aircraft Services, Inc.

- AAR will essentially vacate the IMC on September 30th, and rental will cease at that time.
 - Exceptions to this date and financials include:
 - AAR, as is standard in leasing arrangements, will have one month to clean and repair the leased premises (until October 31st).



- Should AAR continue to occupy any of the leased premises beyond September 30th, AAR will be charged twenty thousand dollars (\$20,000) per day.
- AAR will perform environmental testing of the leased premises and professionally remediate/clean appropriately.
- IAA will allow approximately 5,000 square feet to continue to be used by AAR until December 31st.
- AAR agrees to pay a termination fee of one million dollars (\$1,000,000).

Schedule

September 18, 2026:	IAA Board approval of the Termination Agreement.
September 18, 2026:	AAR payment of \$1M (Termination Fee Payment).
October 31, 2026:	AAR completion of cleaning and repair of the leased premises.
December 31, 2026:	AAR use of 5,000 square feet terminates.

Revenue and/or Operating Cost Implications

Currently, AAR pays a monthly rental in the amount of \$481,463. This amount will be due for the month of September. Thereafter, AAR will be relieved of monthly rental from October 1, 2026 through February 28, 2027, a period of five months.

Staff will make up this loss in AAR revenue through the receipt of the \$1M AAR Termination Fee along with increased, non-budgeted IMC revenues from Comlux Completions, DHL and DSV, who all three have increased their leasehold space in 2026. Any remaining revenue deficiencies, estimated to be \$450,000 can be extinguished by operating expense savings.

As a strategy, the AAR transaction provides a basis to have the premises vacated early, therein allowing IAA access for the commencement of design and modifications to the IMC for a successful reuse of the site.

Recommendation

Consider for approval the Termination Agreement with AAR Aircraft Services Inc. and adoption of IAA Board Resolution No. 08-2026 for the early termination of the Amended and Restated Lease Agreement between the IAA and AAR Aircraft Services.

RESOLUTION NO. 08-2026

**RESOLUTION OF THE
INDIANAPOLIS AIRPORT AUTHORITY
TERMINATION AGREEMENT
AAR AIRCRAFT SERVICES, INC.**

WHEREAS, the Indianapolis Airport Authority (the "Authority") owns the Indianapolis Maintenance Center (the "IMC") at the Indianapolis International Airport (the "Airport") which was partially financed with the proceeds of Indianapolis Airport Authority Special Facility Revenue Bonds, Series 1995 (United Airlines, Inc.--Indianapolis Maintenance Center Project) (the "Bonds"); and

WHEREAS, since May 9, 2003, when United Airlines vacated the IMC and turned over possession of the IMC to the Authority, the Authority has been operating and maintaining the IMC in order to protect the IMC and maintain it in a leasable condition; and

WHEREAS, the Authority has worked diligently since 2003 to evaluate the best reuse of the IMC including use of outside marketing professionals, evaluated the potential tenants that might be compatible with such reuse, evaluated the state of the market for the various facilities comprising the IMC, analyzed the rental rates currently borne by those markets and conducted a thorough search for new tenants; and

WHEREAS, the Authority and AAR Aircraft Services, Inc. ("AAR") previously negotiated an Amended and Restated Lease Agreement dated February 21, 2025, which extended the lease term an additional two years through February 28, 2027 (the "Restated Lease"); and

WHEREAS, AAR approached the Authority in March 2026 with the request to vacate the IMC prior to the end of the extended lease term; and

WHEREAS, the Authority and AAR have agreed to terms associated with AAR vacating the IMC by September 30, 2026; and

WHEREAS, the Authority has continued to work diligently with the IMC tenants and prospective tenants to increase the overall revenue received from the IMC; and

WHEREAS, IAA Staff has reported to the members of the Board of the Authority on the progress of efforts to work with the IMC tenants and prospective tenants to fill the space of the IMC and have updated the Board regarding discussions with AAR as well as reuse of the IMC after AAR's departure; and

WHEREAS, the terms of the Termination Agreement are strategic, reasonable and are consistent with the Authority's management and ownership of the IMC;

NOW, THEREFORE, BE IT RESOLVED BY THE INDIANAPOLIS AIRPORT AUTHORITY AS FOLLOWS:

1. The Authority hereby finds that the Authority has used reasonable efforts to relet the IMC for rentals equal to the full rental due from United Air Lines for such space and with terms and provisions substantially similar to those contained in the lease with United Air Lines, but the Authority has found no tenant or tenants who are willing to lease the entire IMC, who are willing and able to pay the full rental paid by United.

2. The Authority has, and with AAR's departure, used and will continue to use its reasonable efforts to negotiate for the best available lease for generating projected total net rentals in light of then-prevailing market conditions.

3. The Authority has determined that proceeding with this Termination Agreement is a far superior option for reuse of the IMC compared to funding operating expenses without a tenant in such space.

4. It is hereby found that the execution of this Termination Agreement, as presented to this meeting, complies with the essential and governmental purposes and provisions of the Act and would be in the best interests of the Authority, the holders of the Bonds and the community of Indianapolis and Marion County.

5. The Authority hereby authorizes and directs the President, Vice President and/or the Secretary of the Authority to execute all collateral documents required for execution of this Agreement on behalf of the Authority.

6. If any provision of this Resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability thereof shall not affect any of the remaining provisions of this Resolution.

Remainder of page intentionally left blank.

Adopted this _____ day of _____, 2026.

INDIANAPOLIS AIRPORT AUTHORITY*

Barbara L. Glass, President

Mamon Powers III, Secretary

CERTIFICATE OF AUTHENTICITY

I, Mamon Powers III, Secretary of the Indianapolis Airport Authority Board of Directors, hereby certify that the foregoing is a true and correct copy Resolution No. 08-2026 adopted by the Indianapolis Airport Authority Board on the _____ day of _____, 2026.

Mamon Powers III, Secretary

INDIANAPOLIS AIRPORT AUTHORITY

BOARD MEMO – REAL ESTATE SALE AGREEMENT

To: IAA Board of Directors

From: Cindy Hallett, Interim Director of Properties

Date: September 7, 2026

Board Date: September 18, 2026

Subject: Real Estate Sale Agreement with the Town of Plainfield, (IAA as Seller)

Background

In October 2020, the IAA adopted Resolution No. 17-2020 ("Resolution"), regarding an Economic Development Administration ("EDA") Grant for the extension of Airtech Parkway to IND's West Perimeter Road ("Extension"). The Resolution provided for partial funding of the Extension, through a grant from the EDA, along with funding from the Town of Plainfield, and the Indianapolis Airport Authority ("IAA"). Upon the completion of the Extension, the Resolution further provided for the sale of two parcels of land to satisfy IAA's monetary obligation for the Extension project. In May 2026, the Board approved the sale of the first parcel, consisting of approximately 22.0 acres, to Pace Property Holding, LLC. This Board Memo concerns the sale of the remaining parcel.

IAA Staff have been pursuing the sale of a parcel of land to the Town of Plainfield ("Plainfield") totaling approximately 7.996 acres, which is the underlying ground to Airtech Parkway East, located in Hendricks County, and as shown on the attached aerial.

Staff has negotiated a Real Estate Sale Agreement ("Agreement") for the 7.996 acres at \$122,500.00 per gross acre, or \$979,510.00 for the total acreage.

In accordance with the laws of the State of Indiana governing such transactions, the IAA procured two separate appraisals for the Site. The appraisals are then averaged, and that dollar amount becomes the minimum price the IAA may consider selling the land. The sale price for this transaction meets the average of the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the State of Indiana.

Land Sale Restrictions

The conveying of the land to the Town of Plainfield will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and aviation easement), which will remain with the land at all times:

- IAA will retain a perpetual easement and right-of-way ("Airspace Easement") for the free and unobstructed passage of aircraft in, through and across the airspace that lies above the surface of the property.
- Purchaser agrees to file a notice consistent with requirements of 14 CFR FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the herein described real property.
- Purchaser agrees it will not use, nor permit, the property to be used in such a manner as to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft.
- Purchaser agrees the property will not be used for paid public parking for any types of vehicles, or as a taxi staging area or other "for hire" transportation of the traveling public.
- Purchaser agrees the property will not be used for any type of utility operation, asphalt plant, or other business or facility that emits, to any extent, smoke, fumes, vapors, or other gases that constitute a hazard to aircraft as determined by the Federal Aviation Administration.

FAA Land Release Approval

As this land is located outside of the Airport Layout Plan (ALP) and there are no FAA grant monies associated with the property, Staff is not required to seek FAA approval. As a matter of record, the IAA will retain records noting that a fair market value transaction has been achieved.

Scope

To execute a Real Estate Sale Agreement with the Town of Plainfield.

Schedule

September 18, 2026	Upon approval, IAA Board execution of the Real Estate Sale Agreement with the Town of Plainfield.
September, 25, 2026	Within five (5) business days of the execution of the Real Estate Sale Agreement, the Buyer is to deliver earnest money in the amount of \$25,000.00 as designated within the Real Estate Sale Agreement.
December 17, 2026	Buyer has Ninety (90) days from the Execution Date of the Real Estate Sale Agreement as an Inspection Period. Closing of the land sale is to occur within thirty (30) days after the Inspection Period.

Revenue and/or Operating Cost Implications

Revenue:

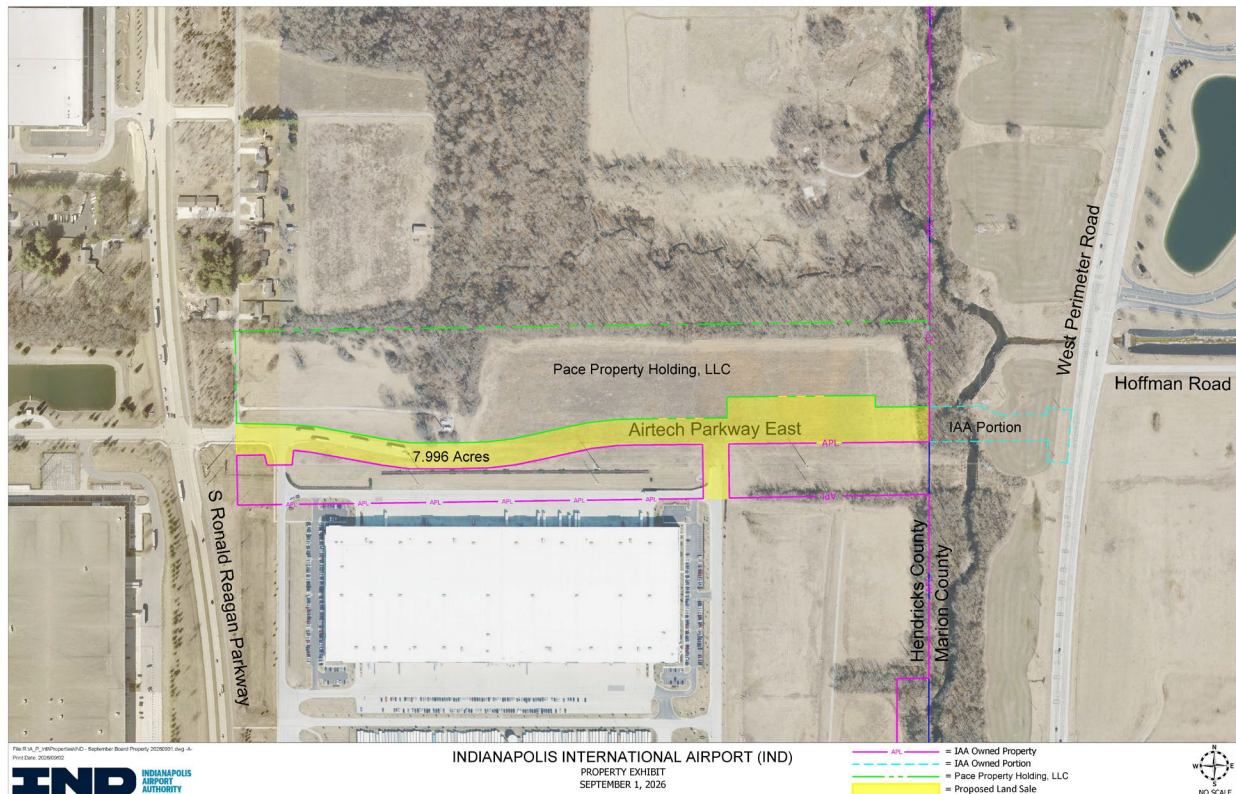
\$979,510.00 or \$122,500.00/acre

Operating Costs:

Operating costs for this transaction will not exceed \$12,000.00 and are generally made up of appraisals, survey and environmental fees, recording fees, title work, and closing costs.

Recommendation

Consider for approval a Real Estate Sale Agreement with the Town of Plainfield, for the sale of land consisting of approximately 7.996 acres known as Airtech Parkway East in Hendricks County, Plainfield, Indiana, for a total sale amount of \$979,510.00.





**IAA Board Meeting
General Agenda
September 18, 2026**

General:

- BP2026-09-03** **Consider for approval** the Land and Building Lease Agreement with The Shuttle Group, LLC, for a five (5) year term commencing November 1, 2026, through September 30, 2031, with two (2) one-year renewal terms.
- BP2026-09-04** **Consider for approval** a Concession Agreement with CC Holdings, Inc., an Indiana-based company, to operate the local brand Indiana Owned in Concourse B.

Capital:

- BP2026-09-05** **Consider for approval** Change Order No. 4 (Final and Balancing) with William J. Ciriello Plumbing Company, Inc for AOC Server Center - HVAC Rightsizing at Indianapolis International Airport in an amount not to exceed \$321,098.19.
- BP2026-09-06** **Consider for approval** an award of contract for Runway Electrical Upgrades, RSA Improvements, and Crack Repair at Eagle Creek Airpark to Michiana Contracting, Inc., in an amount not-to-exceed \$2,309,270.00 plus a 10% construction reserve of \$230,927.00 for a total of \$2,540,197.00. Michiana Contracting, Inc. was the lowest responsive and responsible bidder.
- BP2026-09-07** **Consider for approval** an award of contract for Taxiway R Realignment – Package 1 at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$15,219,922.00 plus a 10% construction reserve of \$1,521,992.20 for a total of \$16,741,914.20. Milestone Contractors, L.P. was the lowest responsive and responsible bidder.
- BP2026-09-08** **Consider for approval** consider for approval a professional services contract with Kimley-Horn and Associates, Inc. for Airfield Pavement Management Program at Indianapolis International Airport in an amount not-to-exceed \$733,713.20 (fees and expenses).



BP2026-09-09

Consider for approval a professional services contract with Wiss, Janney, Elstner Associates, Inc. for Runway 5R-23L and Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport in an amount not-to-exceed \$589,500.00 (fees and expenses).

BP2026-09-10

Consider for approval Amendment No. 1 with Reynolds, Smith & Hills, Inc. for Runway 7-25 Repairs at Indianapolis Regional Airport in an amount not-to-exceed \$97,446 (fees).



BP2026-09-03

BOARD MEMO – LAND AND BUILDING LEASE AGREEMENT

To: IAA Board of Directors

From: Cindy Hallett, Interim Director, Properties

Date: September 7, 2026

Board Date: September 18, 2026

Subject: Land and Building Lease Agreement with The Shuttle Group, LLC.

Background

FedEx has selected a new shuttle bus operator, The Shuttle Group, LLC. ("TSG"), to provide transportation services for FedEx employees and pilots between various facilities around the airport. These services were previously provided by ABM Aviation ("ABM"). ABM currently leases Building 238, located at 3730 S. High School Road, which houses its offices and a vehicle maintenance and repair shop supporting the FedEx shuttle operation. The leasehold is shown on the aerial below, outlined in yellow.

The transition from ABM to TSG officially occurred on July 1, 2026. To facilitate a seamless transition between operators, the IAA consented to ABM subleasing Building 238 to TSG for the remainder of ABM's lease term, which expires on October 31, 2026.

Upon expiration of the sublease agreement, IAA staff and TSG negotiated a new land and building lease agreement for TSG's continued use of Building 238. The primary term of the proposed lease will commence on November 1, 2026, and expire on September 30, 2031. TSG will also have the option to extend the lease for two (2) additional one-year terms. The proposed lease term aligns with the duration of TSG's contract with FedEx.

Scope

IAA staff requests that the IAA Board execute the Land and Building Lease Agreement with The Shuttle Group, LLC, for a five (5) year term commencing November 1, 2026, through September 30, 2031, with two (2) one-year renewal terms to extend the Term through September 30, 2033.

Schedule

September 18, 2026: IAA Board approval of the Land & Building Lease Agreement with The Shuttle Group, LLC.

Revenue:

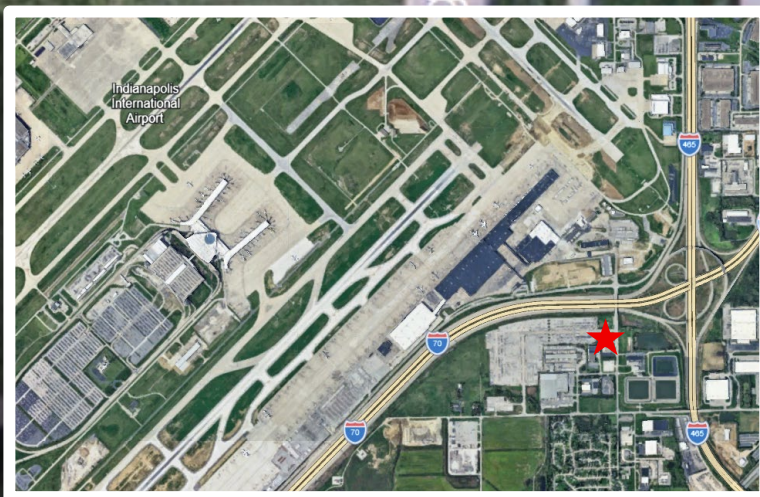
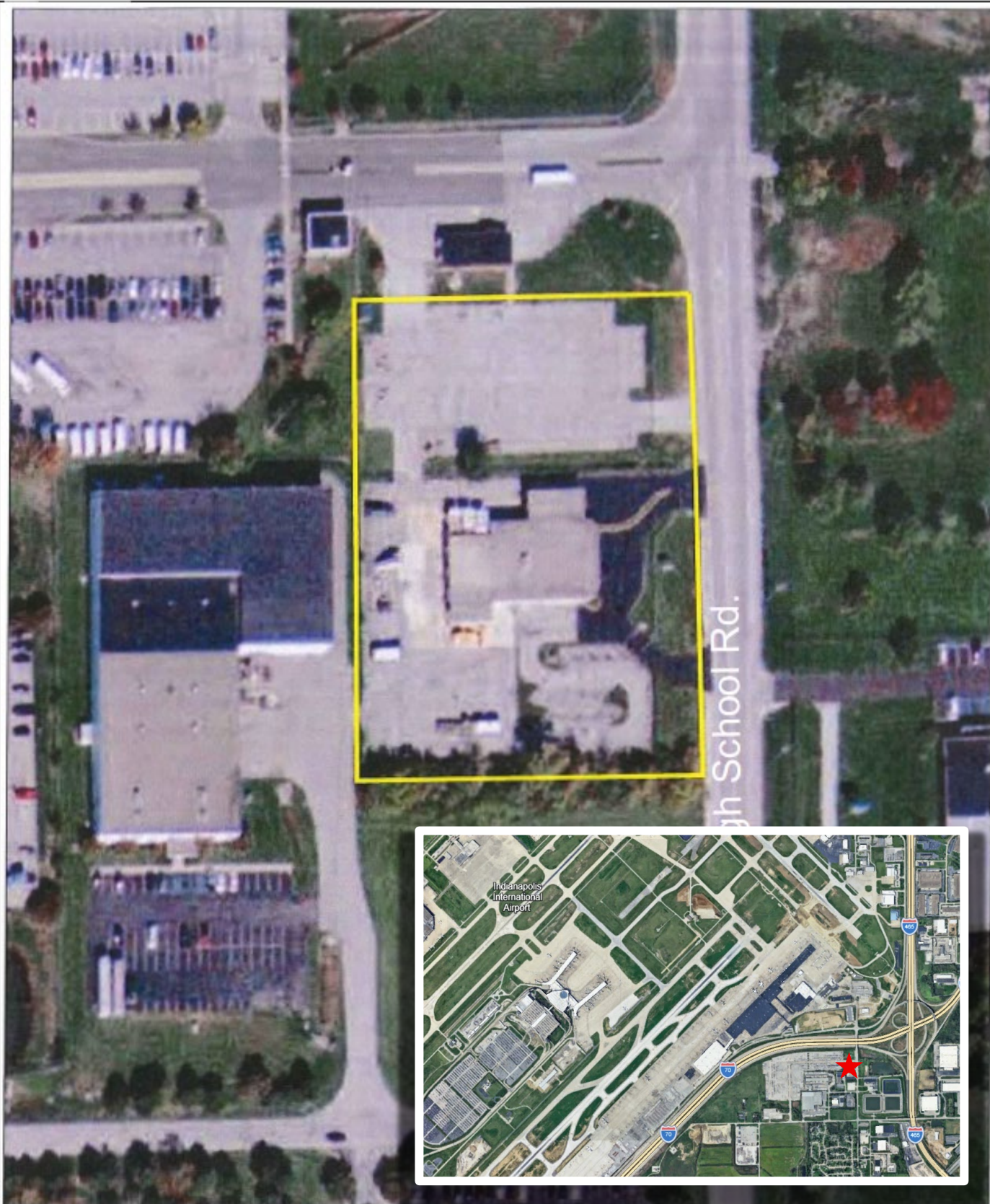
- Rental during the first year of the Primary Term will be:
 - \$49,873.22 annually
- Annual rental escalates by 3% each year thereafter

Operating Costs:

The leased premises are accepted by The Shuttle Group in “as-is” condition. The IAA has no building maintenance or utility responsibility for the leased premises.

Recommendation

Consider for approval for the Land and Building Lease Agreement with The Shuttle Group, LLC, for a five (5) year term commencing November 1, 2026, through September 30, 2031, with two (2) one-year renewal terms.



File:RIA_P_Projects\00-Properties\Building 238 -
Lease Line 2026\0623.dwg A
Print Date: 2026/06/23



INDIANAPOLIS INTERNATIONAL AIRPORT
BUILDING #238 & PARKING LOT
EXHIBIT 'A' (Page 1)
JUNE 23, 2026





BP2026-09-04

BOARD MEMO – CONCESSIONS AGREEMENT WITH CC HOLDINGS, INC.

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director - Commercial Enterprise

Date: August 25, 2026

Board Date: September 18, 2026

Subject: Concessions Agreement with CC Holdings, Inc. to Operate Indiana Owned

Background

The Indianapolis Airport Authority (IAA) released a Request for Proposal (RFP) on October 31, 2024, seeking qualified operators, retailers, service providers, chefs, culinary experts, and entrepreneurs to lease and operate concessions concepts at the Indianapolis International Airport (IND). The primary objective is to feature local concepts and reflect Indy's "sense of place" through the Airport's concessions program.

As part of the solicitation process, CC Holdings, Inc. (CC Holdings), a local, woman-owned business and current operator at IND, submitted a proposal for an Indiana-focused boutique to occupy the former Enroute Spa space.

Founded by Mel McMahon, a Carmel native, Indiana Owned is an online marketplace dedicated to showcasing Indiana businesses and encouraging consumers to shop locally. Its retail storefront partner, Indiana Gifts, similarly focuses on highlighting products made by local Indiana businesses and artisans. Together, the brands are centered on creating a sense of Hoosier community by connecting consumers with artisans, businesses and products that live, work, and contribute to communities throughout Indiana.

At IND, the local boutique is envisioned as a destination where travelers can experience Hoosier Hospitality through a curated collection of locally produced and Indiana-inspired goods. The proposed assortment would include locally made condiments and beverages, handcrafted jewelry, candles, soaps, books celebrating Indiana heritage and other merchandise from Indiana businesses. The proposed design combines clean, inviting visuals with rustic accents and handcrafted touches to create a strong connection to Indiana culture and a sense of pride in being a Hoosier.

Through this partnership, Indiana Owned would expand the presence of local businesses within the Airport and provide guests with an opportunity to discover and support Indiana products in a single retail location. The concept directly supports the objectives established in the 2024 Concessions RFP by bringing a locally rooted, community-focused retail experience to the Airport while creating a distinct sense of place representative of Indiana and Hoosier hospitality.

Scope

To execute a Concession Agreement with CC Holdings, Inc. to operate and manage Indiana Owned to further enhance and expand the IND concessions program.

Business Terms

1. Total Minimum Capital Investment of \$200,000 by CC Holdings.
2. Minimum Annual Guarantee (MAG) of \$15,000 commencing the first year. The MAG will be adjusted annually, never to be less than the MAG for the previous agreement year.
3. Percentage Rent Fee
 - 6% of gross sales
 - Common Use Fee (CUF) = 3% of gross sales
4. Agreement Term
 - Three years from the opening date or September 1, 2027, whichever is sooner. The initial expiration date will be three years from the opening date or August 31, 2030.
 - Two options for two-year extensions to be agreed upon by both parties.
5. Concessionaire Partnership Initiative
 - CC Holdings, Inc. has established a strategic partnership with a local equity investor, Corbitt Airport Investments, LLC.
 - The partnership is focused on local impact, community engagement, and long-term, sustainable growth for IND's Concessions Program, along with broader community impacts, creating and supporting future investment and growth in operational capacity.

Schedule

September 18, 2026:	Upon approval, the IAA Board executes a Concessions Agreement with CC Holdings to operate Indiana Owned.
March 2027:	Construction commences on Indiana Owned.
September 1, 2027:	Indiana Owned opens and 3-year term begins.

Revenue Forecast

The revenue forecast is based on projected sales for the initial three-year term. The model projects year-over-year sales growth of one-and-a-half percent (1.5%). Total estimated revenue to the IAA over the initial term of the agreement is \$73,085 based on CC Holdings' gross sales forecast.

	<u>Total Sales</u>	<u>IAA Revenue</u>
Initial Term (2027 – 2030)	\$1,218,090	\$73,085 (6%)

Operating Costs

Construction barricade walls and artwork installation – approximate cost is \$15,000.

Recommendation

IAA Staff recommends that the IAA Board of Directors consider for approval a Concession Agreement with CC Holdings, Inc., an Indiana-based company, to operate the local brand Indiana Owned in Concourse B.

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning and Development

Date: September 8, 2026

Board Date: September 18, 2026

Subject: Change Order No. 4 (Final and Balancing) to the contract with William J. Ciriello Plumbing Company, Inc. for AOC Server Center - HVAC Rightsizing at Indianapolis International Airport (Project No. I-23-081C)

Background

The Indianapolis Airport Authority (IAA) has installed a new geothermal well system and upgraded several outdated and inefficient components of the HVAC system at the Airport Operations Center (AOC).

On October 31, 2024, the IAA staff received 4 bids. The project contained a base bid only. The bids ranged from \$1,094,000 to \$2,167,000. William J. Ciriello Plumbing Company, Inc. was the lowest responsive and responsible bidder in the amount of \$1,094,000.

On July 25, 2025, the Senior Director of Planning and Development approved Change Order No. 1 with William J. Ciriello Plumbing Company, Inc. in the amount of \$27,369.57 to install a 60-ton mobile chiller for continued redundancy.

On December 22, 2025, the Senior Director of Planning and Development approved Change Order No. 2 with William J. Ciriello Plumbing Company, Inc., in the amount of \$75,215.31, which included a power supply for the mobile chiller, reconfiguring the electrical power distribution for the CRAC units, replacing two 2-way control valves with 3-way valves, installing flow control valves, and replacing the existing 5 HP pump with a 5 HP variable frequency drive (VFD) pump.

On April 15, 2026, the Senior Director of Planning and Development approved Change Order No. 3 with William J. Ciriello Plumbing Company, Inc. for a time-only extension.

Change Order Summary

Contract changes fall under one of three categories: Errors/Omissions, Unforeseen Circumstances, or additional Owner requested scope. Typically, the cost of an error is paid by the designer as the error may require work already completed to be redone. Omissions are items that are corrected before work is performed and for which the designers are typically charged up to 15% of the cost because the item may have to be negotiated with the contractor. Unforeseen circumstances are items that could not reasonably been anticipated by the designer and therefore

are not charged against the designer. Owner requested scope changes occur when, during construction, the Owner identifies and directs the contractor to complete additional work which benefits the Owner.

This Change Order No. 4 (Final and Balancing) includes four (4) items that address unforeseen conditions encountered on site, including: hard clay requiring a thinner cutting material to facilitate soil removal from each well; and excessive silting requiring material removal from the site. This Change Order also includes design omissions, including: work not considered during design but required to maintain operation of the Leibert/CRAC equipment during the chiller replacement; and maintaining City water service as a temporary backup until the new chiller was installed and operational. This Change Order also includes two design errors. One included a design error requiring the use of an existing JACE 5000 to land all new equipment contacts. The JACE 5000 had too few contacts available for use requiring the addition and integration of a JACE 8000 Controller and Server Platform. The other design error included replacing an under-designed and overheating new 2 HP motor and pump with a 3 HP motor and pump.

At the conclusion of this project, IAA Planning and Development will seek reimbursements from the Engineer of Record regarding the errors and omissions discovered during implementation of this project.

Project Costs

Design		\$	141,945.00
Advertisements for Bid			1,026.00
Other Professional Services			114,886.00
ERMCO Contract Amount			217,000.00
ERMCO C. O. No. 1	4.08%		8,850.00
Ciriello Contract Amount			1,094,000.00
Previous Ciriello Change Orders (1, 2, and 3)	9.38%		102,584.88
Current Ciriello Change Order No. 4 (Final and Balancing)	29.35%		321,098.19
Revised Total Anticipated Project Cost		\$	2,001,390.07

This project will be 100% Airport cash funded.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 4 with William J. Ciriello Plumbing Company, Inc for AOC Server Center - HVAC Rightsizing at Indianapolis International Airport in an amount not to exceed \$321,098.19.

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning and Development

Date: August 26, 2026

Board Date: September 18, 2026

Subject: Award a Construction Contract to Michiana Contracting, Inc. for Runway Electrical Upgrades, RSA Improvements, and Crack Repair at Eagle Creek Airpark (Project No. E-25-080)

Background

The runway lighting system at Eagle Creek Airpark is at the end of its useful life. This project will replace the existing lights with energy-efficient LED fixtures and update aging infrastructure, including the electrical vault and NAVAIDs. These improvements will enhance system reliability, reduce energy consumption, and extend operational life.

The Runway Safety Area (RSA) associated with Runway 3-21 requires grading improvements to comply with current Federal Aviation Administration Advisory Circulars for transverse and longitudinal grading. This project will correct existing grading deficiencies to reduce risks associated with uneven terrain and maintain a safe airfield environment.

To capitalize on the required runway closure, the scope of work includes pavement crack repair to extend the asset's useful life and enhance overall airport operations. Given the specialized scope of work, this project generates positive local economic impact by engaging local contractors and keeping investment within the community.

On July 2, 2026, the Indianapolis Airport Authority (IAA) Executive Director approved plans and specifications prepared by Mead & Hunt, Inc. and authorized the public bidding process for Runway Electrical Upgrades and RSA Improvements at Eagle Creek Airpark.

On July 24, 2026, the IAA staff received 3 bids. The project contained a base bid and 2 alternate bids. To align the work with the available funding, this contract consists of base bid and alternate 2. The bids for base bid and alternate 2 ranged from \$2,309,270.00 to \$2,766,487.00. Michiana Contracting, Inc. was the lowest responsive and responsible bidder in the amount of \$2,309,270.00 for the base bid and alternate 2.

Scope

Replace existing lights with energy-efficient LED fixtures and update aging infrastructure, including the electrical vault and NAVAIDs.

Budget**Runway Electrical Upgrades, RSA Improvements, and Crack Repair**

Contract Amount (including 10% reserve)	\$	2,540,197.00
Design (including survey and geotechnical)		450,000.00
Construction Administration		73,052.00
Advertisements for Bid		809.00
Inspection and Materials Testing (Estimate)		305,000.00
Total Anticipated Project Cost	\$	3,369,058.00

The funding for this project is expected to be 70% FAA Airport Improvement Program (AIP) and Indiana Department of Transportation (INDOT) grant funds and 30% Airport Capital Improvement funds.

The FAA AIP grant for this contract is anticipated to be awarded in fall of 2026.

Recommendation

Staff recommends that the IAA Board of Directors consider for approval an award of contract for Runway Electrical Upgrades, RSA Improvements, and Crack Repair at Eagle Creek Airpark to Michiana Contracting, Inc. in an amount not-to-exceed \$2,309,270.00 plus a 10% construction reserve of \$230,927.00 for a total of \$2,540,197.00. Michiana Contracting, Inc. was the lowest responsive and responsible bidder.

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning and Development

Date: September 8, 2026

Board Date: September 18, 2026

Subject: Award a Construction Contract to Milestone Contractors, L.P. for Taxiway R Realignment – Package 1 at Indianapolis International Airport (Project No. I-25-079)

Background

The recently completed Pavement Management Program conducted for the Indianapolis International Airport (IND) determined Taxiway R is reaching the end of its useful life. In furtherance of IND's Master Plan and Airport Layout Plan, which depicts Taxiway R being located east of its current location to facilitate both additional Remain Overnight Parking in the near term and concourse extension in the long term, and given the need to reconstruct the pavement, is prudent to realign Taxiway R to a location which serves both the short and long-term interests of IND.

On April 16, 2026, the Indianapolis Airport Authority (IAA) Executive Director approved plans and specifications prepared by Butler, Fairman & Seufert, Inc. and authorized the public bidding process for Taxiway R Realignment – Package 1 at Indianapolis International Airport.

On May 29, 2026, the IAA staff received 2 bids, which included a base bid and 4 bid alternates. Total bid amounts for the base bid and both alternates ranged from \$15,219,922.00 to \$18,559,000.00. Following review, Milestone Contractors, L.P. was determined to be the lowest responsive and responsible bidder, submitting a total bid of \$15,219,922.00 for the base bid and both alternates.

In addition to the contract amount, IAA staff is requesting a construction reserve of 10% of the total contract amount for this project. A construction reserve has been previously approved by the IAA Board of Directors on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project's budget to accommodate the funding of a construction reserve.

Scope

Grading and drainage for the Taxiway R Realignment, and the construction of the porous and flexible layers of the pavement. A separate contract will include finishing the pavement's construction and additional elements such as lighting and signage.

Budget

The Milestone Contractors, L.P. contract is \$15,219,922.00, which is within the approved 2027 Capital Budget for Taxiway R Realignment.

Taxiway R Realignment

Contract Amount (including 10% reserve)	\$	16,741,914.20
Design (including survey and geotechnical)	\$	3,818,768.27
Advertisement for Bid		\$3,000
Inspection (Incl. Materials Testing) Estimated	\$	2,750,000.00
Total Anticipated Project Cost	\$	23,313,682.47

The funding for this project is expected to be 60% Federal Aviation Administration (FAA) grant funds and 40% future bond funded.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Taxiway R Realignment – Package 1 at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$15,219,922.00 plus a 10% construction reserve of \$1,521,992.20 for a total of \$16,741,914.20. Milestone Contractors, L.P. was the lowest responsive and responsible bidder.

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning and Development

Date: September 8, 2026

Board Date: September 18, 2026

Subject: Approve a Professional Services Contract with Kimley-Horn and Associates, Inc. for Airfield Pavement Management Program at Indianapolis International Airport (Project No. I-26-043)

Background

The most recent airfield Pavement Management Program (PMP) for Indianapolis International Airport (IND) started in 2023. The Federal Aviation Administration (FAA) requires regular updates of the PMP as part of the formulation of the Indianapolis Airport Authority's (IAA) capital program.

On February 9, 2026, the IAA issued a Request for Qualifications per FAA requirements for professional services, with responses due on March 13, 2026. Five (5) Statements of Qualifications were received. A review committee made up of four (4) IAA representatives reviewed and ranked the qualifications, with Kimley-Horn and Associates, Inc. ranked as the best qualified to provide these professional services.

Scope

Review of record information, field data collection, database development and analysis, maintenance and rehabilitation planning, smoothness testing and reports.

Budget

The Kimley-Horn and Associates, Inc. contract is \$733,713.20, which is within the approved 2027 Capital Budget for the Airfield Pavement Management Program.

This project will be 100% Airport cash funded.

Schedule

Contract award anticipated September 18, 2026 with a contract expiration date of December 31, 2030, to allow for the completion of the airfield Pavement Management Program update.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with Kimley-Horn and Associates, Inc. for Airfield Pavement Management Program at Indianapolis International Airport in an amount not-to-exceed \$733,713.20 (fees and expenses).

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning and Development

Date: September 10, 2026

Board Date: September 18, 2026

Subject: Approve a Professional Services Contract with Wiss, Janney, Elstner Associates, Inc. (WJE) for Runway 5R-23L and Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport (Project No. I-18-077)

Background

The Runway 5R-23L and Taxiway D project encompassed the complete reconstruction of the runway and taxiway, including the reconstruction of associated connector taxiways between Runway 5R-23L and Taxiways C and D, the construction of two new connector taxiways between Runway 5R-23L and Taxiways C and D, and the extension of Taxiway N from Taxiway D to Taxiway N3.

Staff have identified areas of pavement with unusual cracking which requires the services of a forensic engineering firm to properly evaluate. WJE is performing forensic engineering services for other infrastructure at IND. They will evaluate and monitor the pavement to ensure the root cause is identified and potential corrective actions are developed.

Scope

Pavement testing on Runway 5R-23L and Taxiway D.

Budget

The WJE contract is \$589,500.00, which is within the approved 2027 Capital Budget for Runway 5R-23L and Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport (Project No. I-18-077).

This project will be 100% Airport cash funded.

Schedule

This contract term will be to December, 31, 2027.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with Wiss, Janney, Elstner Associates, Inc. for Runway 5R-23L and Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport in an amount not-to-exceed \$589,500.00 (fees and expenses).

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

From: Jarod Klaas, P.E., Senior Director of Planning and Development

Date: September 8, 2026

Board Date: September 18, 2026

Subject: Approve Amendment No. 1 to the contract with Reynolds, Smith and Hills, Inc. for Runway 7-25 Repairs at Indianapolis Regional Airport (Project No. C-26-106)

Background

During winter operations in February 2026, Runway 7-25 at Indianapolis Regional experienced delamination which resulted in extended runway closures and interruptions to general aviation activity. Further investigation in March 2026 showed the possibility of this event repeating itself during the upcoming winter season. Discussions with the FAA have not resulted in an appropriate rehabilitation for Runway 7-25; therefore, Indianapolis Airport Authority (IAA) staff directed the design team to design a critical repair package ahead of winter operations to renew the runway's life until a full reconstruction can be completed.

The IAA has programmed runway reconstruction since 2022. On January 21, 2022, the IAA issued a Request for Qualifications (RFQ) to select a consultant and Reynolds, Smith and Hills, Inc. (RS&H) was selected. Subsequent to that design effort, the Federal Aviation Administration (FAA) and Indiana Department of Transportation (INDOT) have been unable to program the construction budget needed to complete the runway reconstruction. As discussed above, the pavement requires interim repairs prior to the 2026 winter season. Therefore, this year's capital budget process includes both interim repairs and long-range reconstruction of this runway. Given the time criticality of these interim repairs, and the significant amount of design information gathered by the designer, pivoting to use the previous RFQ selection helps maintain the needed timeline.

On July 2, 2026, the IAA Executive Director approved a contract with RS&H to provide professional services to design interim repairs for Runway 7-25 at Indianapolis Regional Airport. Amendment No. 1 will add the construction related professional services needed to complete this project.

Scope

Project management, construction administration, and project closeout for Runway 7-25 Repairs.

Budget

The RS&H contract amendment is \$97,446.00, which is within the approved 2027 Capital Budget for Runway 7-25 Repairs.

This project will be 100% Airport cash funded.

Schedule

This Amendment No. 1 does not change the term of the contract. The contract with RS&H expires on October 31, 2027 to allow for completion of as-builts and project closeout.

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount
Original Contract July 2, 2026	Professional Services Term: 7/2/26 - 10/31/27	\$ 128,655.00
Amendment No. 1 September 18, 2026	No Change in Terms	\$ 97,446.00
Revised Contract NTE		\$ 226,101.00

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 1 with Reynolds, Smith & Hills, Inc. for Runway 7-25 Repairs at Indianapolis Regional Airport in an amount not-to-exceed \$97,446 (fees).

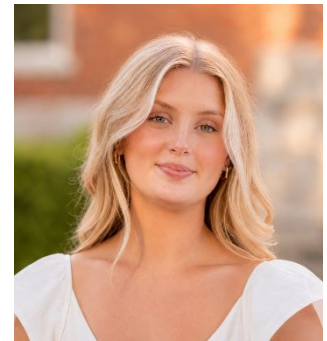
EXECUTIVE DIRECTOR'S BOARD REPORT

To: IAA Board of Directors
From: Mario Rodriguez, Executive Director
Date: September 9, 2026
Subject: September Board Report – Executive Director's Report

Consistent with the items that we usually present during the Board of Directors meetings under the heading of the Executive Director's report, please see the following updates:

i. Welcome Fall 2026 Peterson Fellow Hannah Phegley

Help us welcome Hannah Phegley to the IAA team for the Fall 2026 Peterson Fellow rotation. The IAA has participated in the Indiana University O'Neill School of Public & Environmental Affairs Peterson Fellowship for six years, providing exposure to a public service environment and giving them hands-on experience in adding public value. In addition to the airport, Peterson Fellows spend a semester at the Mayor's Office and IndyGo.



Hannah Phegley is currently a master's student at the O'Neill School of Public and Environmental Affairs at Indiana University Indianapolis. She is pursuing a master's in Public Affairs with a concentration in Policy Analysis. Hannah is a recent graduate of Franklin College where she was a four-year member of the women's volleyball team and the sorority Zeta Tau Alpha.

ii. Asian American Alliance Inc. 2026 Community Partner Award

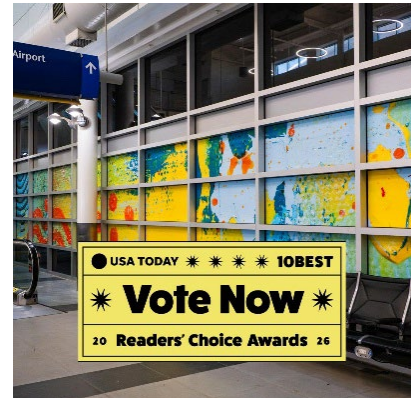


In recognition of the IAA's longstanding partnership with the Asian American Alliance Inc. (AAAI) and our commitment to strengthening and celebrating the community, the IAA was honored with the 2026 Community Partner Award. I accepted the award alongside Risk Management Manager and AAAI board member Yoon Lee at their annual gala which brings together business and community leaders for an

evening of Asian music, food, and art. The IAA is proud to connect, align and grow our community through partnerships and engagements with organizations like the AAAI.

iii. **USA TODAY 10Best Readers' Choice Awards - Best Airport for Art**

IND is in the running for the number one spot in the annual USA TODAY 10Best Readers' Choice Awards "Best Airport for Art" contest. Last year, IND narrowly missed the top spot, coming in second among more than 20 airports throughout the country. The Best Airport for Art nominees are selected by a panel of editors and travel industry experts who look for airports whose public art programs stand out for creativity, scale and the overall traveler experience. The public then votes once per day for their favorite nominee airport until polls close, and a top-ranked airport emerges.



With more than 10 million people visiting IND annually, we've become the largest public art gallery in the city by way of visitors and exposure and that means a lot to nearly 40 local and Indianapolis region-connected artists whose creative talents are on display in the terminal at any given time.

To vote, visit <https://10best.usatoday.com/awards/indianapolis-international-airport-ind-indianapolis-indiana/> and click the red "Vote Now" button. Voting will run through Oct. 7, 2026, and you can vote once per day.

iv. **American Society of Association Executives Recap – Something's Happening in Indy**

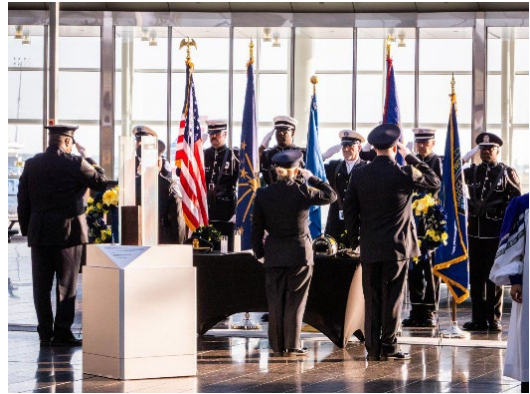
The annual American Society of Association Executives (ASAE) conference took place in Indianapolis August 15 – 18 and brought 5,000 association professionals and industry partners into our city. Visit Indy and our tourism partners made a big investment in this conference to create a favorable image of Indy and for good reason. 20% of attendees book their own conventions in the host city within 5 years and there's a projected \$810+ million in convention business resulting from this conference over the next decade, making it the "Super Bowl" of the meetings industry.

IND rolled out the red carpet to welcome this group with graphics, live pop-up performances pre- and post-security, Indianapolis-centric art, and a hospitality area near rideshare pick-up. I want to thank the many people and departments who worked thoughtfully to make the airport experience feel like an extension of the city.



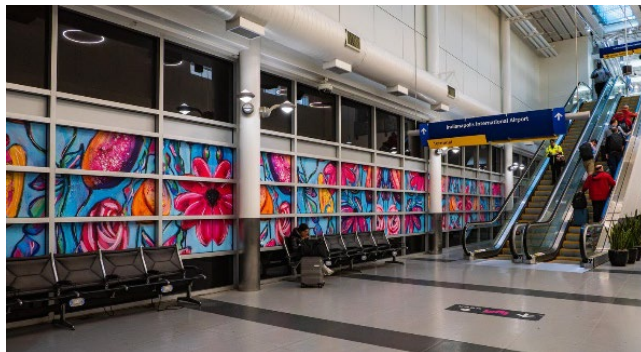
v. 25th Anniversary of September 11, 2001

The airport hosted our annual Patriot Day ceremony on Sept. 11, 2026 – this one marking the 25th anniversary since the 9/11 terrorist attack on the United States. An entire generation of Americans have now grown from infants into adulthood since that fateful day. The event commemorated this time in U.S. history, honoring those who lost their lives and those who gave their lives to save others. The IAA fire and police departments and TSA officials presented an honor guard display, including a candle and wreath-laying ceremony in remembrance of the victims. Music was provided by the Ben Davis High School Purple Aires. Additional ceremonial remembrances included bagpipers, a bell ceremony, and the playing of Taps.



To further remember this historic event and its transformative impact, we have partnered with the Indianapolis Public Library on a community story collection that will be preserved in a dedicated collection in the library's digital archives. Community members have shared memories, photos, drawings, and more to communicate what they were thinking and feeling in the days following the attacks. In addition, we've preserved the World Trade Center steel recovered from Ground Zero and shared it with more members of the community. During this anniversary year, the airport steel was on display at the Indiana Repertory Theatre and several local library branches.

vi. Indy Chamber Monumental Awards



The IAA is a finalist in the Indy Chamber Monumental Awards, which honors people and businesses that contribute excellence to Central Indiana's built and made environments. The IAA has two projects up for the People's Choice Awards – the Ground Transportation Center (GTC) rotating art gallery and the interior design for HC Tavern + 1933 Lounge. Additionally, the GTC rotating art gallery is a finalist in the Best Public Art category. Winners will be named at a ceremony on October 14. Congratulations to our Planning & Development, Commercial Enterprise, and Public Affairs teams for their intentional investment in creating a world-class, welcoming, and Indy-centric airport experience.

vii. Gateside by TSA PreCheck

IND is one of 14 airports piloting a new initiative through the Transportation Security Administration (TSA) for non-ticketed people with a REAL ID and enrolled in TSA PreCheck to go post-security to meet friends and loved ones or enjoy airport amenities. This initiative, called Gateside by TSA PreCheck, is the only way that non-travelers can receive TSA PreCheck screening and access the sterile area without having to go through an intermediary or being subject to airport or air carrier restrictions. The Gateside by TSA PreCheck program is complementary to gate pass programs available through airlines. There is no cost to participate in this program, though you must be enrolled in TSA PreCheck which has fees attached. There is a daily capacity, and numbers may be adjusted during peak travel periods or as needed for operations.

Delegated Authority Schedule: August 2026								
Date	Other Party	Name of Document	Term	Revenue	Contract Amount	Value of Project	Signatory	Project Synopsis
Contracts, Agreements, etc.								
4-Aug	Apex Infinite Solutions, LLC/Expel, Inc.	AIS SOW Expel MDR Service/Expel Master Services Agreement	1 Year	N/A	\$195,166.70	N/A	Rodriguez	For detection and response security services
5-Aug	Indy Elite Limo LLC	General Transportation Service Provider Operating Agreement	M-T-M	Per Trip Rate	N/A	N/A	Rodriguez	For pre-arranged ground transportation for arriving passengers
5-Aug	Tobi Raab	Artwork Agreement	1 Year	N/A	\$500.00	N/A	Rodriguez	For artwork display on construction wall
6-Aug	Dave O'Mara Contractor, Inc.	Contract for Construction Services	61 Days	N/A	\$2,424,377.50	N/A	Rodriguez	For Runway 7-25 at Indy Regional (Project C-26-106) Delegation approved at 7/17/26 Board Mtg.
7-Aug	Wayne Township Fire Department	Indemnity and Hold Harmless Agreement	1 Week	N/A	N/A	N/A	Rodriguez	For an agreement to allow EVOG training on old terminal parking lots
7-Aug	Indianapolis Public Library	Indianapolis Public Library Loan Agreement	2 1/2 Months	N/A	N/A	N/A	Rodriguez	For loan of September 11 steel artifact
8-Aug	Ride 365 LLC d/b/a Indy Black Car	General Transportation Service Provider Operating Agreement	3 Years	Per Trip Rate	N/A	N/A	Rodriguez	For pre-arranged ground transportation for arriving passengers
13-Aug	R.A.S.K & Associates, Inc.	Contract for Services, Renewal No. 1	1 Year	N/A	Weather Dependent	N/A	Rodriguez	For snow removal services for Reliever Airports
17-Aug	Veoci, Inc.	Master Services Agreement	1 Year	N/A	\$55,447. 1st Yr.	N/A	Berlen	For IAA's Safety Management System software
17-Aug	Keenology Corporation d/b/a CIPPlanner Corporation	Contract for Professional Services	3 Years	N/A	\$149,912.44 Per Year	\$449,737.32	Berlen	For Capital Program Project Managemet Software (I-20-063)
18-Aug	OAG Aviation Worldwide LLC	Contract for Services Final Renewal	1 Year	N/A	\$30,297.71	\$107,471.06	Berlen	For OAG Flight View & Route Mapper Software Services
18-Aug	John Force Racing:NHRA	Vehicle Loan Agreement	3 Weeks	N/A	N/A	N/A	Berlen	For the display of two NHRA Race Cars
18-Aug	WSP USA	Professional Services Contract	1 Year	N/A	NTE \$150,000	N/A	Berlen	For 2026 On-Call Professional Services Contract

Delegated Authority Schedule: August 2026								
Date	Other Party	Name of Document	Term	Revenue	Contract Amount	Value of Project	Signatory	Project Synopsis
19-Aug	Krueckeberg Auction & Realty, LLC d/b/a Key Auctioneers	Contract for Services Renewal No. 1	1 Year	N/A	\$50,000.00	N/A	Berlen	For 2026-2027 On-Call auctioneer services
19-Aug	AP the Creative	Contract for Services	4 Months	N/A	\$10,000.00	N/A	Berlen	For build out branding for reliever airports and public safety
19-Aug	Business Art & Design	Contract for Services	3 Months	N/A	\$7,117.64	N/A	Berlen	For printing and installation of new graphics in valet parking in garage
19-Aug	CTL Engineering, Inc.	Professional Services Contract Amendment No. 3 (TOE)	7 Months	N/A	N/A	N/A	Berlen	For an extension of time (Project No. I-19-050)
19-Aug	Global Aviation Services, LLC	Fifth Amendment to Airport Use Permit	3 Years	10% of Gross	N/A	N/A	Berlen	For a extension of time
20-Aug	Transportation Security Administration	TSA - Law Enforcement Reimbursement Program	10 Years	\$25 per hour	N/A	N/A	Rodriguez	For law enforcement presence at check points A and B.
20-Aug	Innovative	Contract for Services Amendment No. 2	4 Months	N/A	\$2,000.00	\$20,500.00	Berlen	For additional services for IND graphics package revisions, and fees
20-Aug	21st & Ritter, Inc. d/b/a The Basement	Agreement for Services - IND Nonstop Flight Digital Campaign	3 Months	N/A	\$17,665.00	N/A	Berlen	For strategic marketing for nonstop destinations
21-Aug	Koorsen Fire & Security	Contract for Services Renewal No. 3	8 Months	N/A	\$234,900.00	N/A	Berlen	For an extension of time for on-going maintenance service
21-Aug	Journey Engineering, LLC	Professional Services Contract Amendment No. 1 (TOE)	14 Months	N/A	N/A	N/A	Berlen	For an extension of time (Project No. I-25-040)
24-Aug	Republic Airways	Authorization to Film	1 Day	N/A	N/A	N/A	Rodriguez	For an agreement to Film at IND terminal
24-Aug	Fly Safe LLC	Consent to Assignment Lease	5 Years	N/A	N/A	N/A	Rodriguez	For assignment of lease to Dash Free, LLC
27-Aug	TKO Enterprises, Inc.	Contract for Services	1 Year	N/A	NTE \$150,000	N/A	Rodriguez	For On-Call Signage Services

Delegated Authority Schedule: August 2026								
Date	Other Party	Name of Document	Term	Revenue	Contract Amount	Value of Project	Signatory	Project Synopsis
27-Aug	Business Art & Design	Contract for Services	1 Year	N/A	NTE \$150,000	N/A	Rodriguez	For On-Call Signage Services
27-Aug	Telamon Technologies Corp.	Statement of Work	2 Months	N/A	\$13,438.00	N/A	Rodriguez	For distributed Antenna System Support
27-Aug	Chrysalis Global Aviation	Contract for Services	8 Months	N/A	\$125,500.00	N/A	Rodriguez	For Upgrade, Cloud Migration Maintenance, and QA Services
27-Aug	Zore's Inc.	Contract for Services	1 Year	N/A	NTE \$50,000	N/A	Rodriguez	For On-Call Towing & Recovery Services
31-Aug	Indy Comfort Limo, Inc.	General Transportation Service Provider Operating Agreement	3 Years	Per Trip Rate	N/A	N/A	Rodriguez	For pre-arranged ground transportation for arriving passengers
Plans, Bids & Specifications								
25-Aug	TBD	Approval of Plans & Specs	N/A	N/A	N/A	N/A	Rodriguez	For approval of Plans & Specs for Airside Apron Repairs on Bldg. 146 (Project No. I 26-105)

IAA BOARD APPOINTMENTS

Board Member:	Appointment Date:	Appointed By:	Expires:
Barbara Glass	01/30/2024	Mayor's Office	12/31/2027
Eric Dozier	02/15/2023	Mayor's Office	12/31/2026
Toby McClamroch	01/01/2025	Mayor's Office	12/31/2028
Mamon Powers III	01/01/2025	Mayor's Office	12/31/2028
Jeffrey Gaither	11/12/2025	Mayor's Office	12/31/2029
Tamika Catchings	09/09/2026	Mayor's Office	06/30/2030
Brett Voorhies	02/05/2024	City-County Council (Indianapolis)	12/31/2027
Kurt Schleter	01/07/2025	Hancock County	12/31/2027
Duane Gibbs	12/26/2022	Hendricks County	12/31/2026
Steven Dillinger	01/01/2024	Hamilton County	12/31/2027
Ryan Goodwin	01/03/2023	Morgan County	12/31/2026

Officers:	Position:	Appointment Date:	Appointed by:	Expires:
Barbara Glass	President	1/16/2026	IAA Board	12/31/2026
Steve Dillinger	Vice President	1/16/2026	IAA Board	12/31/2026
Mamon Powers	Secretary	1/16/2026	IAA Board	12/31/2026
Brian J. Tuohy Esq.	IAA Board Counsel	1/16/2026	IAA Board	12/31/2026
Robert Thomson	Treasurer	1/16/2026	IAA Board	12/31/2026