



**Indianapolis Airport Authority**  
**IAA Board of Directors Meeting Agenda**  
**November 19, 2021**  
**8:00 AM**  
**Virtual Meeting via Zoom**

- I. **Call to Order**
- II. **Approval of Minutes of the IAA Board’s Virtual Meeting of October 15, 2021.**
- III. **Ordinances, Resolutions, and Public Hearings**
  - a) **Public Hearing regarding General Ordinance No. 03-2021** the Indianapolis Airport Authority’s 2022 Rates and Charges Ordinance to implement a schedule of rates and charges for the use of the Airport’s facilities and services in support of the 2022 approved Operating and Capital Budgets, as more particularly described in BP2020-11-01.
  - b) **Consider for approval, General Ordinance No. 03-2021**, concerning the Indianapolis Airport Authority’s 2022 Rates and Charges Ordinance, as more particularly described in said BP2021-11-01.
  - c) **Public Hearing** regarding the following items:
    - i. **Action 1: BP2021-11-02**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of approximately 1.695 acres of land located at South CR 1050 East in Camby, Indiana, for a total sale amount of \$20,000.00, as more particularly described in said BP2021-11-02.
    - ii. **Action 2: BP2021-11-03**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of approximately 2.88 acres of land located at 6900 Block of South CR 750 East, Plainfield, Indiana, for a total sale amount of \$16,000, as more particularly described in said BP2021-11-03.
    - iii. **Action 3: BP2021-11-04**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of approximately 93.303 acres of land located at 9000 Camby Road in Indianapolis, Indiana, for a total sale amount of \$150,000, as more particularly described in said BP2021-11-04.

- iv. **Action 4:** [BP2021-11-05](#), regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of 0.38 acres of land located at 1502 & 1514 Kiel Avenue in Indianapolis, Indiana, for a total sale amount of \$13,000, as more particularly described in said [BP2021-11-05](#).
- d) **Consider for approval**, the following items:
- i. **Action 1:** [BP2021-11-02](#) a certain Real Estate Sale Agreement with Ambrose Property Group, LC, for the sale of approximately 1.695 acres of land located at South CR 1050 East in Camby, Indiana, for a total sale amount of \$20,000.00 and authorizing IAA Staff to consummate sale transaction, as more particularly described in said [BP2021-11-02](#).
  - ii. **Action 2:** [BP2021-11-03](#), regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of approximately 2.88 acres of land located at 6900 Block of South CR 750 East, Plainfield, Indiana, for a total sale amount of \$16,000, and authorizing IAA Staff to consummate sale transaction, as more particularly described in said [BP2021-11-03](#).
  - iii. **Action 3:** [BP2021-11-04](#), regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LC, for the sale of approximately 93.303 acres of land located at 9000 Camby Road in Indianapolis, Indiana, for a total sale amount of \$150,000.00 and authorizing IAA Staff to consummate sale transaction, as more particularly described in said [BP2021-11-04](#).
  - iv. **Action 4:** [BP2021-11-05](#), regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LC, for the sale of 0.38 acres of land located at 1502 & 1514 Kiel Avenue, in Indianapolis, Indiana, for a total sale amount of \$13,000.00 and authorizing IAA Staff to consummate sale transaction, as more particularly described in said [BP2021-11-05](#).
- e) **Public Hearing** on [BP2021-11-06](#), regarding a certain Real Estate Sale Agreement with I Elite, LLC for the sale of land and improvements located at 7337 and 7333 West

Washington Street in Indianapolis, Indiana, for a total sale amount of \$2,450,000.00, as more particularly described in said [BP2021-11-06](#).

- f) **Consider for approval, [BP2021-11-06](#)**, regarding a certain Real Estate Sale Agreement with I Elite, LLC, for the sale of land and improvements located at 7337 and 7333 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$2,450,000.00 and authorizing IAA Staff to consummate sale transaction, as more particularly described in said [BP2021-11-06](#).
- g) **Consider for approval, [BP2021-11-07](#)**, regarding a certain Land & Parking Lot Lease Agreement with I Elite, LLC, for the leasing of a parking lot located on West Washington Street for a period of forty (40) years commencing January 1, 2022, and terminating December 31, 2061, along with an extension option for a period of ten (10) years, as more particularly described in said [BP2021-11-07](#).

#### IV. **Board Reports**

- a) Board President's Report

- i. Mario Rodriguez – 2021 ACI-NA Excellence in Visionary Leadership Award

#### V. **Official Actions**

Consider, for approval, the individual items on the [IAA General Agenda, dated November 19, 2021](#).

#### VI. **Staff Reports**

- a) **Executive Director's Report (Submitted in writing)**

- i. 2021 ACI-NA Environmental Achievement Award, Mitigation Category
  - ii. IAA Land Initiative Update
  - iii. Delegation of Authority Status of Payments Update
  - iv. Safety and Security Update
  - v. Contour Airlines Launch at IND

#### VII. **Other Reports/Update**

- a) **Board Communications: *Next Meeting: Friday, December 17, 2021, at 8:00 AM***

**MINUTES**  
**Board of Directors Meeting**  
**Indianapolis Airport Authority**

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board called to order at 8:07 a.m., on October 15, 2021, in the Airport's Board Conference Room at Indianapolis International Airport. A roll call attendance was taken. Board Members who attended virtually did so via Zoom.

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

Steve Dillinger, Vice President (attending via Phone)  
Mamon Powers, Secretary (attending via Zoom)  
Kurt Schleiter, Member (attending via Zoom)  
Jeffrey Gaither, Member (attending via Zoom)  
Matthew Whetstone, Member (attending via Zoom)  
Toby McClamroch, Member (attending via Zoom)  
Kathy Davis, Member (attending via Zoom)  
Ryan Goodwin, Member (attending via Zoom)  
Brett Voorhies, Member (attending via Zoom)  
Tamika Catchings, Member (attending via Zoom)  
Brian Tuohy, IAA Board Counsel (attending via Zoom)

Board Members not able to attend: President, Barbara Glass

**IAA Executive Staff attending:**

Mario Rodriguez, Executive Director  
Keith Berlen, Sr. Director of Operations and Public Safety  
Marsha Stone, Sr. Director of Commercial Enterprise  
Jarod Klaas, Sr. Director of Planning and Development  
Lisa Bierman, Sr. Executive Assistant  
Maria Wiley, Sr. Director of Audit, Compliance & Procurement  
Reid Goldsmith, Sr. Director of Information Technology  
Bill Stinson, Sr. Director of Public Affairs  
Rachel Stevens, Sr. Director of Human Resources  
Holli Harrington, Director of Supplier Diversity and Diversity Officer  
Ellen Hurley, Associate General Counsel  
Elias Maqueda, Director of Finance  
Eric Anderson, Director of Properties  
Robert Thomson, Sr. Director of Finance (did not attend)

**APPROVAL OF MINUTES**

Upon a motion by Ms. Kathy Davis and seconded by Mr. McClamroch, no discussion took place. President Glass called upon Ms. Bierman to perform a roll call vote for the approval of the

September 17, 2021, minutes. Lisa Bierman conducted a roll call vote. Unanimous approval was given to the Meeting Minutes of the IAA Board Meeting of September 17, 2021.

### **ORDINANCES, RESOLUTIONS, AND PUBLIC HEARING**

Vice President Dillinger called upon Ellen Hurley to introduce **General Ordinance No. 03-2021**. Ellen introduced the General Ordinance concerning 2022 Rates and Charges for the use of airport facilities and services for the coming year.

Vice President Dillinger called upon Ellen Hurley concerning consideration for approval and adoption of **Resolution 13-2021**, concerning the temporary Delegation of Authority for Critical Infrastructure Project supporting FedEx and airfield expansion, as more particularly described in said **BP2021-10-02**. Ellen mentioned this is Delegated Authority the Board created in 2017 as the FedEx expansion project began and enabling projects that lasted for two years. In 2019, the Board approved another two-year extension of delegation, and this is an extension of one additional year.

Ellen introduced Jarod Klaas to explain in further detail. Jarod stated that the early phases of the delegation were intended to remain ahead of the FedEx expansion with the Storm Water Infrastructure. The purpose of this extension is to allow the Authority to resume efficiently as we release retainage or negotiate additional agreements regarding work and warranty items. The Authority has not exceeded the construction work's dollar amount and remains within the Capital Budget.

Vice President Dillinger asked for a motion of approval of **BP2021-10-02**. Upon a motion for approval was made by Mr. Gaither and seconded by Mr. Schleter. Next, Vice President Dillinger asked if there was any further discussion. There being none, Vice President Dillinger asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **BP2021-10-02**.

Next, Vice President Dillinger called upon Robert Thomson to present **BP2021-10-03**. Elias Maqueda presented on behalf of Robert Thomson an engagement with BKD LLP to audit the Indianapolis Airport Authority's financial statements for the year ended December 31, 2021, in an amount not to exceed \$127,500. Supplier diversity participation on this contract is MBE 12% (Thomas & Reed LLC) and WBE 6% (Moore Accounting, LLC).

Vice President Dillinger asked for a motion of approval **BP2021-10-03**. Upon a motion for approval was made by Mr. Whetstone and seconded by Mr. Voorhies. Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked Ms. Bierman to take roll call with members stating, "Aye." With no opposition, unanimous approval was given to **BP2021-10-03**.

Next, Vice President Dillinger called upon Marsha Stone to present [BP2021-10-04](#). All Amendments with Host International, Inc. that will facilitate the completion of future construction projects, including the elimination of the Starbucks baggage claim location and altering of Starbucks A to remain in its existing place, adjust Minimum Annual Guarantee's (MAG's) accordingly, set MAG commencement dates, and establish an overall expiration date. Marsha stated the Starbucks in baggage claim was open and operational two months before the Covid shutdown. Marsha further said the Authority is hosting a virtual Public Outreach meeting on Tuesday, October 19, 2021. The Starbucks space in the baggage claim area has been requested to be removed from the Host amendment, and this space will become available and will be discussed in detail during the outreach session. Host has also asked the Starbucks in concourse A to move to a new location. The relocation is also a part of the Concession Refresh and will require a significant capital investment.

Next, Vice President Dillinger asked Marsha Stone to present [BP2021-10-05](#). All Amendments with Paradise Lagardere @ IN, LLC. will facilitate future construction projects, eliminate the No Boundaries space from Retail Package #02, adjust the Minimum Annual Guarantee (MAG) accordingly set MAG commencement dates, and establish an overall expiration date.

Marsha Presented [BP2021-10-06](#). All Amendments with SSP America IND, LLC. that will facilitate the completion of future construction projects, including the elimination of the Hot Box Pizza space and expansion of the Sun King Brewery space, adjust Minimum Annual Guarantee's (MAG's) accordingly, sets MAG commencement dates, and establish an overall expiration date. Hot Box Pizza has not commenced but will occupy the former Qdoba space in Civic Plaza

Marsha presented [BP2021-10-07](#). Amendments with OHM Concession Group, LLC. that will add location CP-F3 in Civic Plaza for Hot Box Pizza, facilitate the completion of future construction projects, adjust the Minimum Annual Guarantee (MAG) accordingly, set the MAG commencement date and overall expiration date.

Vice President Dillinger asked for a motion of approval [BP2021-10-04](#), [BP2021-10-05](#), [BP2021-10-06](#), and [BP2021-10-07](#). Upon a motion for approval was made by Mr. Powers and seconded by Ms. Davis. Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked Ms. Bierman to take roll call with members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-10-04](#), [BP2021-10-05](#), [BP2021-10-06](#), and [BP2021-10-07](#).

Vice President Dillinger called upon Keith Berlen to present the Capital Improvement [BP2021-10-08](#), the purchase of two (2) new electric buses from Creative Bus Sales, Inc. under the ZEV Grant - Electric Bus Project, I-21-039 in an amount not-to-exceed \$806,640.00. This project is expected to be 100% federally funded. Keith mentioned the electric buses acquired would stem from the FAA Zero Admission Vehicles Program. Creative Bus Solutions is an Indiana-based company located in Elkhart, Indiana. The two additions of electric buses will increase the IND electric bus fleet to twelve, recognizing IND as one of the largest electric vehicle fleets.

Vice President Dillinger asked for a motion of approval [BP2021-10-08](#). Upon a motion for approval was made by Mr. Goodwin and seconded by Mr. Gaither. Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked Ms. Bierman to take roll call with members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-10-08](#).

Vice President Dillinger called upon Keith Berlen to present [BP2021-10-09](#), the purchase of a 3,000-gallon ARFF vehicle from Oshkosh Airport Products, LLC. in an amount not to exceed \$991,064 and authorizes the Executive Director to execute the purchase contract. This purchase is expected to be 75% federally funded. Keith announced this purchase would replace a 15-year-old vehicle that is currently operating in the fleet.

Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked for a motion of approval [BP2021-10-09](#). Upon a motion for approval was made by Mr. Voorhies and seconded by Ms. Catchings. Vice President Dillinger asked Ms. Bierman to take roll calls with members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-10-09](#).

Next, Vice President Dillinger called upon Jarod Klaas to present [BP2021-10-10](#), consideration for approval of a professional services contract with Ricondo & Associates, Inc. for 2020 IND Master Plan – Part A1 (IND Southeast Quadrant Area Plan) at Indianapolis International Airport in an amount not to exceed \$862,200.00 (fees and expenses). Supplier diversity participation is DBE, 28.37% (Connico, Inc., Faith Group, TransSolution) and WBE 17.91% (Connico, Inc. and Faith Group). Jarod stated this is the first component to initiating the IND Master Plan. The last recorded complete Master Plan occurred in 1990. However, the Master Plan is one of the most important documents the airport can produce. IND is required to maintain the Master Plan to receive federal funding. Due to Covid, the order of the Master Plan will call for a different process of the order. IND will continue to strive for continuous growth for the airport and cargo operations soon.

Vice President Dillinger asked if there were any further discussions.

Mr. Powers asked if all five RFI participants had been interviewed. Jarod answered all five were interviewed. Mr. Powers ended by asking, how long would it take to complete an entire Master Plan and the approximate budget? Jarod stated anywhere from 3-5 years and range from 3-6 million dollars. The initial phase would address FedEx's needs for further determination of the total cost.

Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked for a motion of approval [BP2021-10-10](#). Upon a motion for approval was made by Mr. Goodwin and seconded by Ms. Catchings. Vice President Dillinger asked Ms. Bierman to take roll calls with members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-10-10](#).

Next, Vice President Dillinger called upon Jarod Klaas to present [BP2021-10-11](#), consideration for approval of an award of contract for IND Terminal/Campus Optimization Program, Phase II – Carpet at Indianapolis International Airport to Evans development Company, Inc in an amount not to exceed \$450,000.00 plus a 5% construction reserve of \$22,500.00 for a total of \$472,500.00. Evans Development Company, Inc. was the lowest responsive bidder. Supplier diversity participation is WBE 6.36% (Protection Plus, Inc.).

Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked for a motion of approval [BP2021-10-11](#). Upon a motion for approval was made by Ms. Davis and seconded by Mr. Schleiter. Vice President Dillinger asked Ms. Bierman to take roll calls with members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-10-11](#).

Next, Vice President Dillinger called upon Jarod Klaas to present [BP2021-10-12](#), consideration for approval of an award of contract for New DX Units for Main Server Room at Indianapolis International Airport to Dallman Contractors, LLC. in an amount not to exceed \$571,000.00 plus a 10% construction reserve of \$57,100.00 for a total of \$628,100.00. Dallman Contractors, LLC was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 40.45% (Sexson Mechanical), WBE 2.19% (Protections Plus), and VBE 48.28% (Dallman Contractors, LLC). Jarod announced this would replace the airports' servers' cooling system and be a central server backup system.

Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked for a motion of approval [BP2021-10-12](#). Upon a motion for approval was made by Mr. Whetstone and seconded by Mr. Gaither. Vice President Dillinger asked Ms. Bierman to take roll calls with members stating, "Aye." With no opposition, unanimous approval was given to [BP2021-10-12](#).

Next, Vice President Dillinger called upon Jarod Klaas to present [BP2021-10-13](#), consideration for approval an award of contract for Rehabilitate Airport Roads and Lots – 2021 at Indianapolis International Airport to Rieth-Riley Construction Co., Inc. in an amount not to exceed \$4,330,110.00 plus a 10% construction reserve of \$433,011.00 for a total of \$4,763,121.00. Rieth-Riley Construction Co., Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is MBE 13.21% (Price Construction Group, Fox Contractors Corp., Highway Safety Services, and Bibbs Hauling), WBE 8.44% (DWD Company, Slussers Green Thumb, Inc. and Martin Marrieta), and VBE 0.38% (Mooresville Welding, Inc.). Jarod announced this would be a rehabilitation of the asphalt lot nearest to the garage, including park and walk lot area, employee lot, and overflow parking area.

Vice President Dillinger asked if there were any further discussions. There being none, Vice President Dillinger asked for a motion of approval [BP2021-10-13](#). Upon a motion for approval was made by Mr. Voorhies and seconded by Mr. Schleiter. Vice President Dillinger asked Ms.

Bierman to take roll calls with members stating, "Aye." With no opposition, unanimous approval was given to **BP2021-10-13**.

## **BOARD REPORTS**

No reports

## **OFFICIAL ACTIONS**

**INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED October 15, 2021:** President Glass introduced described each item listed on the General Agenda.

**BP2021-10-02.** Upon a motion by Mr. Jeffery Gaither, seconded by Mr. Kurt Schleiter and unanimously passed, approval was given to **BP2021-10-02**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-03** Upon a motion by Mr. Whetstone, seconded by Mr. Voorhies and unanimously passed, approval was given to **BP2021-10-03**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-04** Upon a motion by Mr. Powers, seconded by Ms. Davis and unanimously passed, approval was given to **BP2021-10-04**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-05** Upon a motion by Mr. Powers, seconded by Ms. Davis and unanimously passed, approval was given to **BP2021-10-05**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-06** Upon a motion by Mr. Powers, seconded by Ms. Davis and unanimously passed, approval was given to **BP2021-10-06**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-07** Upon a motion by Mr. Powers, seconded by Ms. Davis and unanimously passed, approval was given to **BP2021-10-07**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-08** Upon a motion by Mr. Goodwin, seconded by Mr. Gaither and unanimously passed, approval was given to **BP2021-10-08**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-09** Upon a motion by Mr. Voorhies, seconded by Ms. Catchings and unanimously passed, approval was given to **BP2021-10-09**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-10** Upon a motion by Mr. Goodwin, seconded by Ms. Catchings and unanimously passed, approval was given to **BP2021-10-10**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given.

**BP2021-10-11** Upon a motion by Ms. Davis, seconded by Mr. Schleter and unanimously passed, approval was given to **BP2021-10-11**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given

**BP2021-10-12** Upon a motion by Mr. Whetstone, seconded by Mr. Gaither and unanimously passed, approval was given to **BP2021-10-12**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given

**BP2021-10-13** Upon a motion by Mr. Voorhies, seconded by Mr. Schleter and unanimously passed, approval was given to **BP2021-10-13**. Ms. Bierman initiated a roll call with all members stating, "Aye." Unanimous approval was given

## **STAFF REPORTS**

### **Executive Director's Report – Written Report was submitted.**

Mr. Mario Rodriguez, Executive Director, announced that he had submitted a report with updates dated October 8, 2021.

- i. IAA Operations Department FAA Part 139 Inspection - Keith Berlen
- ii. Ivy Tech Community College / Educational Assistance Program
- iii. Runway 5R-23L & Taxiway D Reconstruction Program and Supporting Projects
- iv. 2021 Federal Grant Summary
- v. IAA Local Spend Analysis
- vi. 2021 Accessibility Award- Mayor's Office of Disability Affairs

### **Other Reports/Updates**

None.

## **ADJOURNMENT**

Vice President Dillinger announced the next IAA Board meeting is scheduled for November 19, 2021, at 8:00 a.m. There being no further business, the meeting was adjourned at 9:14 a.m.

October 15, 2021, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

[https://zoom.us/rec/share/vhSqyLXGBfe2Olz6\\_RlQI06r7re-UsvBU6u6zMQvX0iqLzZVCDIrcib7zUBegVxA.g9F8rJkDCCrQnXPi](https://zoom.us/rec/share/vhSqyLXGBfe2Olz6_RlQI06r7re-UsvBU6u6zMQvX0iqLzZVCDIrcib7zUBegVxA.g9F8rJkDCCrQnXPi)

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**INDIANAPOLIS AIRPORT AUTHORITY \***

By: \_\_\_\_\_

Barbara Glass, President

DATED: November 19, 2021

By: \_\_\_\_\_

Mamon Powers III, Secretary

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



Indianapolis Airport Authority

## **Board Memo – 2022 Rates & Charges Ordinance**

To: IAA Board of Directors  
From: Ellen Hurley, Associate General Counsel  
Date: November 12, 2021  
Board Date: November 19, 2021  
Subject: 2022 Rates & Charges Ordinance

### **Scope**

The Board of the Indianapolis Airport Authority (“IAA”) annually adopts an ordinance in order to implement a schedule of rates and charges for the use of the Airport’s facilities and services. All public notices about the introduction and public hearing of this proposed Ordinance were properly published in the local newspapers, as required by Indiana law.

This proposed Ordinance sets forth rates that, if approved, will go into effect at the beginning of next year (January 1, 2022). The following represents a summary of changes from the prior year’s ordinance (shown on the attached copy of the proposed Ordinance

1. In Section I, the definition of RAC is amended by deleting the reference to electric car sharing operations and peer-to-peer vehicle programs. Other definitions have been updated to reflect current IAA operations.
2. In Section II(D), a fee of \$20 is established for T-hangar tenants for each key not returned at lease end.
3. Consistent with the terms of the AUA, the following changes were made to reflect the 2021 rates for airlines:
  - In Section III(B)(2)(a), landing fees for Signatory Airlines decreased from \$2.30 to \$2.23 per 1000 pounds of landing weight, and for Non-Signatory Airlines, the rate decreased from \$3.45 to \$3.35.
  - In Section III(B)(2)(b), “aircraft type” and “number of landings” are added to the list of reporting requirements for purposes of determination of Landing Fees.
  - In Section III(B)(3)(a) and (d), “commuter airline” is included for purposes of terminal rental rates.
  - In Section III(B)(3)(b), annual terminal space rental rates per square foot of area decreased from \$112.57 to \$105.50 for Signatory Airlines, and from \$168.86 to \$158.25 for Non-Signatory Airlines. Rental rate for aircraft apron decreased from

\$1.51 to \$0.67 for Signatory Airlines and from \$2.27 to \$1.01 for Non-Signatory Airlines.

- In Section III(B)(4), the Joint Use Space Fee per enplaned passenger decreased from \$11.58 to \$8.72.
- In Section III(B)(9)(a) the Common Use Gate Fees (per flight) were decreased as follows:

For Signatory Airlines:

Up to 3 hours -- decreased from \$171.25 to \$160.50.

More than 3 hours, less than 9 hours -- decreased from \$256.87 to \$240.75.

9 or more hours, less than 18 hours -- decreased from \$513.74 to \$481.50.

18-24 hours -- decreased from \$1027.48 to \$963.00.

For Non-Signatory Airlines:

Up to 3 hours -- decreased from \$257.00 to \$241.00.

More than 3 hours, less than 9 hours -- decreased from \$386.00 to \$362.00.

9 or more hours, less than 18 hours -- decreased from \$771.00 to \$723.00.

18-24 hours -- decreased from \$1,542.00 to \$1,445.00.

3. In Section V, a paragraph D was added to establish an annual fee of \$250 for Airport tenants to connect to the Authority's cellular alarm monitoring network.

### **Schedule**

October 15, 2021	General Ordinance No. 3-2021 was introduced at the IAA Board Meeting.
November 19, 2021	Public Hearing/Consideration for Adoption of said Ordinance

### **Revenue and/or Operating Cost Implications**

The annual Rates & Charges Ordinance is the principal document to impose fees and charges for the use of the Airport's facilities and services in support of the 2022 approved Operating and Capital Budgets of the IAA.

### **Recommendation**

Staff recommends approval and adoption of the attached General Ordinance No. 3-2021.



## **BOARD MEMO – REAL ESTATE SALE AGREEMENT**

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: November 1, 2021

Board Date: November 19, 2021

Subject: Real Estate Sale Agreement with Ambrose Property Group, LLC

### **Background**

IAA Staff have been working on a transaction for the sale of certain IAA property located off of South CR 1050 East in Camby Indiana, comprising of 1.695 acres. The property to be sold is shown on the attached aerial as Site #1.

Governed by law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the land to be sold to Ambrose Property Group, LLC (“AMBROSE”). These appraisals are then averaged, and that dollar amount becomes the minimum price the IAA may sell land. The sale price for this transaction meets and exceeds, the average of the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the FAA and State of Indiana.

This property is located within the IAA’s former Conservation Area which area was sold to the Town of Plainfield (“ToP”) in a transaction approved by the Board in October 2017. This 1.695 acres was not included in the sale to the ToP and was not required to have environmental covenants attached to its deed. The basis for holding on to this property was at roughly this same time, Staff was working on another subject where this property could have applicability. Ultimately this other subject came to fruition using other resources; therefore, this 1.695 acres is no longer of any value to the IAA. Staff’s marketing efforts included reaching out to AMBROSE as they are a key partner of ToP in the Conservation Area, which resulted in this offer to purchase.

The purchaser, Ambrose Property Group, LLC is a local commercial real estate brokerage and development company.

### **Land Sale Restrictions**

The conveying of the land to Ambrose Property Group, LLC. will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and avigation easement), which will run with the land at all times:

## Memo Re: Real Estate Sale Agreement with Ambrose Property Group, LLC

- 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 which lies above the surface of the property. Purchaser will not construct any structure or other obstructions which exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, FAA 14 CFR Part 77 .
- 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 which 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.
- Purchaser agrees the property will not be used for residential development including houses, apartments, condominiums, retirement homes, health care residential facility, group home residence, or other residential buildings.

### **FAA Land Release Approval**

As this land does not fall within the “aeronautical uses” of the Airport Layout Plan (ALP), Staff was not required to submit information to the FAA to receive a land release.

### **Scope**

To execute a Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of 1.695 acres of land located off of South CR 1050 East in Camby, Indiana.

### **Schedule**

November 19, 2021	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Ambrose Property Group, LLC
November 26, 2021	Within five (5) days of the execution of the Real Estate Sale Agreement the Buyer is to deliver earnest money in the amount of \$2,000.00 as designated within the Real Estate Sale Agreement.
March 29, 2022	Buyer has ninety (90) days from the execution of the Real Estate Sale Agreement as an Inspection Period. Closing of the land sale is to occur within thirty (30) days after Inspection Period.

**Revenue and/or Operating Cost Implications**

**Revenue:**

\$20,000.00

**Operating Costs:**

Operating costs for this transaction will not exceed \$5,000.00 and are generally made up of appraisal, survey and environmental fees, recording fees, title work and closing costs.

**Supplier Diversity Participation**

IAA will spend approximately \$1,500 or 30% (First American Title) of the total estimated dollar amount noted above.

**Recommendation**

**Public Hearing** on **BP2021-11-02**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of approximately 1.695 acres of land located at South CR 1050 East in Camby, Indiana, for a total sale amount of \$20,000.00, as more particularly described in said **BP2021-11-02**.

**Consider, for approval, BP2021-11-02**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LC, for the sale of approximately 1.695 acres of land located at South CR 1050 East in Camby, Indiana, for a total sale amount of \$20,000.00 and authorizing IAA Staff to consummate sale transaction.



## **BOARD MEMO – REAL ESTATE SALE AGREEMENT**

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: November 1, 2021

Board Date: November 19, 2021

Subject: Real Estate Sale Agreement with Ambrose Property Group, LLC

### **Background**

IAA Staff have been working on a transaction for the sale of certain IAA property located at the 6900 block of South CR 750 East, Plainfield, Indiana, comprising of 2.88 acres. The property to be sold is shown on the attached aerial as Site #2.

Governed by law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the land and building to be sold to Ambrose Property Group, LLC (“AMBROSE”). These appraisals are then averaged and that dollar amount becomes the minimum price the IAA may sell 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 FAA and State of Indiana.

This property was acquired through the IAA’s Noise Purchase Assurance Program many years ago. The land is essentially a heavily wooded ravine.

The purchaser, Ambrose Property Group, LLC is a local commercial real estate brokerage and development company.

### **Land Sale Restrictions**

The conveying of the land to Ambrose Property Group, LLC. will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and aviation easement), which will run 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 which lies above the surface of the property. Purchaser will not construct any structure or other obstructions which exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, FAA 14 CFR Part 77.

## Memo Re: Real Estate Sale Agreement with Ambrose Property Group, LLC

- 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 which 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.
- Purchaser agrees the property will not be used for residential development including houses, apartments, condominiums, retirement homes, health care residential facility, group home residence, or other residential buildings.

### **FAA Land Release Approval**

As this land does not fall within the “aeronautical uses” of the Airport Layout Plan (ALP), Staff was not required to submit information to the FAA to receive a land release.

### **Scope**

To execute a Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of 2.88 acres of land located at the 6900 block of South CR 750 East, in Plainfield, Indiana.

### **Schedule**

November 19, 2021	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Ambrose Property Group, LLC
November 26, 2021	Within five (5) days of the execution of the Real Estate Sale Agreement the Buyer is to deliver earnest money in the amount of \$1,000.00 as designated within the Real Estate Sale Agreement.
March 29, 2022	Buyer has ninety (90) days from the execution of the Real Estate Sale Agreement as an Inspection Period. Closing of the land sale is to occur within thirty (30) days after Inspection Period.

### **Revenue and/or Operating Cost Implications**

#### **Revenue:**

\$16,000.00

Memo Re: Real Estate Sale Agreement with Ambrose Property Group, LLC

**Operating Costs:**

Operating costs for this transaction will not exceed \$5,000.00 and are generally made up of appraisal, survey and environmental fees, recording fees, title work and closing costs.

**Supplier Diversity Participation**

Estimated AMBROSE will spend \$1,500 or 30% (First American Title) of the total estimated dollar amount noted above.

**Recommendation**

**Public Hearing** on **BP2021-11-03**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of approximately 2.88 acres of land located at 6900 Block of South CR 750 East, Plainfield, Indiana, for a total sale amount of \$16,000, as more particularly described in said **BP2021-11-03**.

**Consider, for approval, BP2021-11-03**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LC, for the sale of approximately 2.88 acres of land located at 6900 Block of South CR 750 East, Plainfield, Indiana, for a total sale amount of \$16,000 and authorizing IAA Staff to consummate sale transaction.



## **BOARD MEMO – REAL ESTATE SALE AGREEMENT**

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: November 1, 2021

Board Date: November 19, 2021

Subject: Real Estate Sale Agreement with Ambrose Property Group, LLC

### **Background**

IAA Staff have been working on a transaction for the sale of certain IAA property located at 9000 Camby Road, Indianapolis, Indiana, comprising of 93.303 acres. The property to be sold is shown on the attached aerial as Site #3.

Governed by law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the land to be sold to Ambrose Property Group, LLC (“AMBROSE”). These appraisals are then averaged and that dollar amount becomes the minimum price the IAA may sell land. The sale price for this transaction meets and exceeds, the average of the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the FAA and State of Indiana.

This property was acquired in the establishment of the IAA’s former Conservation Area south of I-70. Although the vast majority of the conservation land was sold to the Town of Plainfield (ToP), this particular parcel was not sold to the ToP as it resides in Marion County verses Hendricks County. Staff’s marketing efforts included reaching out to AMBROSE as they are a key partner of ToP in the Conservation Area, which resulted in this offer to purchase.

The purchaser, Ambrose Property Group, LLC is a local commercial real estate brokerage and development company.

### **Land Sale Restrictions**

The conveying of the land to Ambrose Property Group, LLC. will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and avigation easement), which will run with the land at all times:

- This land is permanently protected habitat and covenants to the deed attest to this permanency which is in partnership and agreed to with U.S. Fish & Wildlife.
- 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 which lies above the surface of the property Purchaser will not

construct any structure or other obstructions which exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, FAA 14 CFR Part 77-and the Marion County Airspace Ordinance.

- 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 which 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.
- Purchaser agrees the property will not be used for residential development including houses, apartments, condominiums, retirement homes, health care residential facility, group home residence, or other residential buildings.

**FAA Land Release Approval**

As this land does not fall within the “aeronautical uses” of the Airport Layout Plan (ALP), Staff was not required to submit information to the FAA to receive a land release.

**Scope**

To execute a Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of 93.303 acres of land located at 9000 Camby Road in Marion County, Indianapolis, Indiana.

**Schedule**

November 19, 2021	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Ambrose Property Group, LLC
November 26, 2021	Within five (5) days of the execution of the Real Estate Sale Agreement the Buyer is to deliver earnest money in the amount of \$20,000.00 as designated within the Real Estate Sale Agreement.
March 29, 2022	Buyer has ninety (90) days from the execution of the Real Estate Sale Agreement as an Inspection Period. Closing of the land sale is to occur within thirty (30) days after Inspection Period.

**Revenue and/or Operating Cost Implications**

**Revenue:**

\$150,000.00

**Operating Costs:**

Operating costs for this transaction will not exceed \$12,500 and are generally made up of appraisal, survey and environmental fees, recording fees, title work and closing costs.

**Supplier Diversity Participation**

IAA will spend approximately \$2,500 or 20% (First American Title) of the total estimated dollar amount noted above.

**Recommendation**

**Public Hearing** on **BP2021-11-04**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of approximately 93.303 acres of land located at 9000 Camby Road in Indianapolis, Indiana, for a total sale amount of \$150,000, as more particularly described in said **BP2021-11-04**.

**Consider, for approval, BP2021-11-04**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LC, for the sale of approximately 93.303 acres of land located at 9000 Camby Road in Indianapolis, Indiana, for a total sale amount of \$150,000.00 and authorizing IAA Staff to consummate sale transaction.



## **BOARD MEMO – REAL ESTATE SALE AGREEMENT**

To: IAA Board of Directors  
From: Marsha Stone, Sr. Director of Commercial Enterprise  
Date: November 1, 2021  
Board Date: November 19, 2021  
Subject: Real Estate Sale Agreement with Ambrose Property Group, LLC

### **Background**

IAA Staff have been working on a transaction for the sale of certain IAA property located at 1502 & 1514 Kiel Avenue, Indianapolis, Indiana, comprising of 0.38 acres. The property to be sold is shown on the attached aerial as Site #4.

Governed by law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the land to be sold to Ambrose Property Group, LLC (“AMBROSE”). These appraisals are then averaged and that dollar amount becomes the minimum price the IAA may sell land. The sale price for this transaction meets and exceeds, the average of the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the FAA and State of Indiana.

This parcel, which originally included a house, was acquired through the Noise Purchase Assurance Program. The house, upon ownership by the IAA was demolished.

The purchaser, Ambrose Property Group, LLC is a local commercial real estate brokerage and development company.

### **Land Sale Restrictions**

The conveying of the land to Ambrose Property Group, LLC. will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and aviation easement), which will run 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 which lies above the surface of the property. Purchaser will not construct any structure or other obstructions which exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, 14 CFR Part 77 and the Marion County Airspace Ordinance.

- 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 which 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.
- Purchaser agrees the property will not be used for residential development including houses, apartments, condominiums, retirement homes, health care residential facility, group home residence, or other residential buildings.

**FAA Land Release Approval**

As this land does not fall within the “aeronautical uses” of the Airport Layout Plan (ALP), Staff was not required to submit information to the FAA to receive a land release.

**Scope**

To execute a Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of 0.38 acres of land located at 1502 & 1514 Kiel Avenue, Indianapolis, Indiana.

**Schedule**

November 19, 2021	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Ambrose Property Group, LLC
November 26, 2021	Within five (5) days of the execution of the Real Estate Sale Agreement the Buyer is to deliver earnest money in the amount of \$1,000.00 as designated within the Real Estate Sale Agreement.
March 29, 2022	Buyer has ninety (90) days from the execution of the Real Estate Sale Agreement as an Inspection Period. Closing of the land sale is to occur within thirty (30) days after Inspection Period.

**Revenue and/or Operating Cost Implications**

**Revenue:**  
\$13,000.00

**Operating Costs:**

Operating costs for this transaction will not exceed \$5,000.00 and are generally made up of appraisal, survey and environmental fees, recording fees, title work and closing costs.

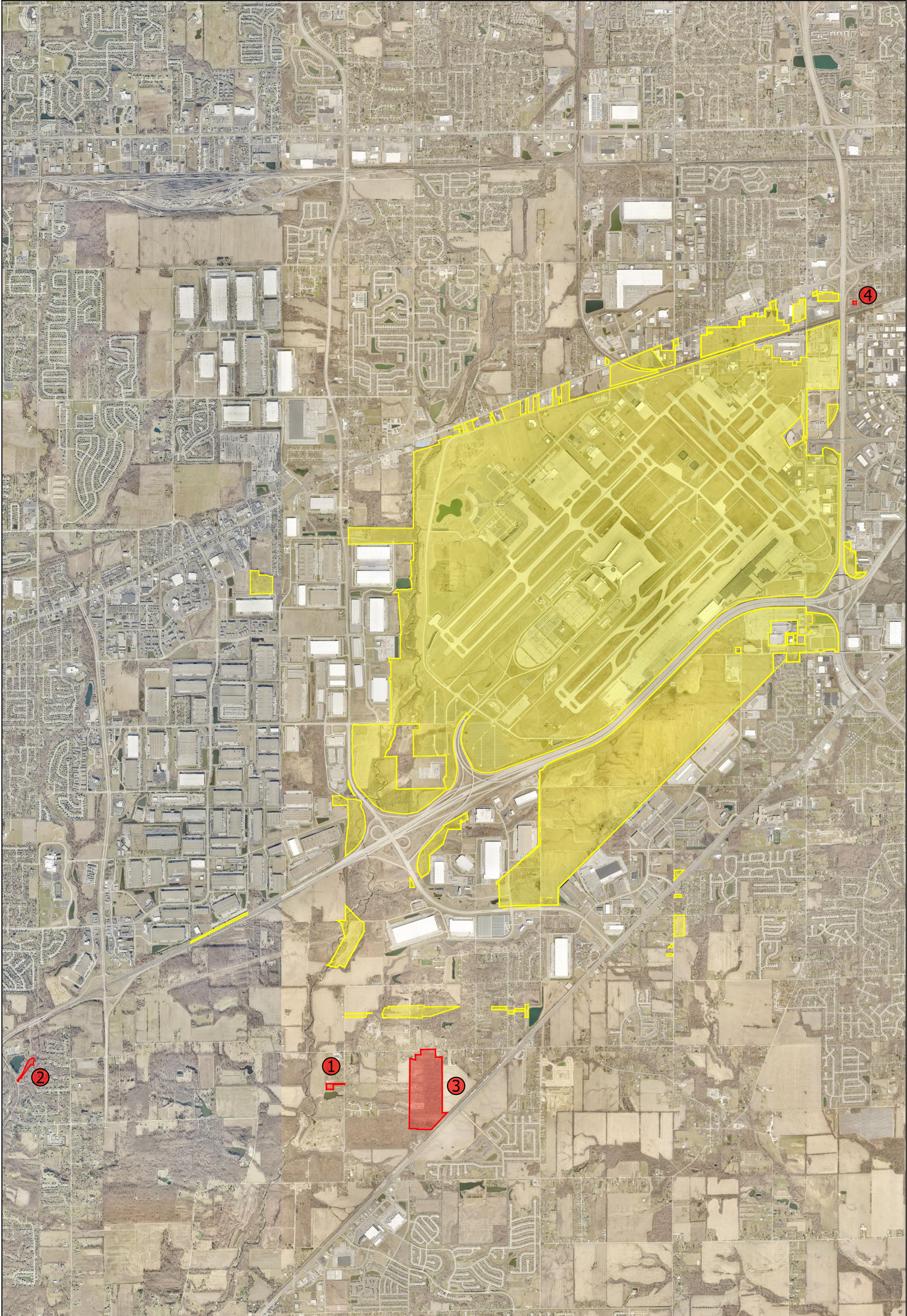
**Supplier Diversity Participation**

IAA will spend approximately \$1,500 or 30% (First American Title) of the total estimated dollar amount noted above.

**Recommendation**

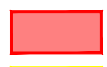

**Public Hearing** on **BP2021-11-05**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LLC for the sale of 0.38 acres of land located at 1502 & 1514 Kiel Avenue in Indianapolis, Indiana, for a total sale amount of \$13,000, as more particularly described in said **BP2021-11-05**.

**Consider, for approval, BP2021-11-05**, regarding a certain Real Estate Sale Agreement with Ambrose Property Group, LC, for the sale of 0.38 acres of land located at 1502 & 1514 Kiel Avenue, in Indianapolis, Indiana, for a total sale amount of \$13,000.00 and authorizing IAA Staff to consummate sale transaction.



# INDIANAPOLIS INTERNATIONAL AIRPORT

LAND SALE  
NOVEMBER 3, 2021

-  = PROPERTY TO BE SOLD
-  = IAA PROPERTY REMAINING





## BOARD MEMO – REAL ESTATE SALE AGREEMENT

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: November 1, 2021

Board Date: November 19, 2021,

Subject: Real Estate Sale Agreement with I Elite, LLC

### **Background**

IAA Staff have been working on a transaction for the sale of certain IAA buildings and parking lot (the “Improvements”) located at the former American Trans Air (“ATA”) headquarters campus, specifically Buildings #63 and #64 at 7337 and 7333 W. Washington Street in Indianapolis, Indiana, comprising approximately 7.447 acres (the “Site”). The Site and Improvements to be sold are shown on the attached aerial.

Governed by law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the Site and Improvements to be sold to I Elite, LLC (“ELITE”). These appraisals are then averaged and that dollar amount becomes the minimum price the IAA may sell land and in this case, along with other improvements. 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 FAA and State of Indiana.

With the demise of American Trans Air via Chapter 7 bankruptcy in 2008, the IAA as owner, commenced to market the facilities as well as invest capital monies into the Site. With little success in attracting a new tenant(s), the IAA listed this property with a broker (Cassidy Turley) in hopes that with marketing to a broader audience the IAA would find success in leasing this campus.

Although there has been some success in leasing (Ivy Tech leasing Building #64) the campus is currently vacant and has been for an extended period of time. It has been very difficult to lease 135K square feet of office space in the southwest market of Indianapolis. In 2017, with the early success of the IAA’s Land Use Initiative, it was decided to list the campus for sale. Cushman Wakefield has been the listing agent for the IAA since then. They have been diligent in their efforts and were able to assist the IAA in the closing on Building #60 (the third building in the ATA campus) to WBH Properties, a holding company for an aerospace products company, in 2020. As well, Cushman Wakefield did bring the ELITE transaction to the IAA.

As is noted in the attached aerial, you will see a portion of the Site is shown as a leased area rather than as a part of this sale transaction. The reasoning behind this is the area noted as a lease is within the

Runway 14 Runway Protection Zone (“RPZ”). This being the case, the IAA is required to protect its RPZ’s to the runways at IND. By remaining the owner, the IAA controls the use of the property. Therefore, along with the Real Estate Sale Agreement agenda item, there is a separate agenda item for a Land and Parking Lot Agreement with ELITE.

In addition, as noted in the attached aerial, ELITE will have an ongoing Right of First Refusal to the adjacent fuel farm for a period of five (5) years. The IAA has not used this fuel farm for use as an aviation facility for many years. There currently is a tenant at this site which leases the farm for its distribution services associated with lubricants. This lease is on a month-to-month basis.

### **Land Sale Restrictions**

The conveying of the land to ELITE will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and aviation easement), which will run 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 which lies above the surface of the property. Purchaser will not construct any structure or other obstructions which exceeds the height restrictions designated or established by federal or state laws, rules or regulations, or ordinances, including, but not limited to, 14 CFR Part 77 and the Marion County Airspace Ordinance.
- 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 which 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**

This Site does fall within the “aeronautical uses” of the Airport Layout Plan (ALP), Staff was required to submit information to the FAA to receive a land release. This land release process has already been approved by the FAA.

### **Scope**

To execute a Real Estate Sale Agreement with I Elite, LLC for the sale of the Site and Improvements consisting of Buildings #63 and #64 located at 7337 and 7333 West Washington Street in Indianapolis, Indiana.

**Schedule**

November 19, 2021	Upon approval, IAA Board execution of the Real Estate Sale Agreement with I Elite, LLC
November 24, 2021	Within five (5) days of the execution of the Real Estate Sale Agreement the Buyer is to deliver earnest money in the amount of \$30,000.00 as designated within the Real Estate Sale Agreement.
March 24, 2022	Buyer has ninety (90) days and an option for one, thirty (30) day extensions from the execution of the Real Estate Sale Agreement as an Inspection Period. Closing of the land and building sale is to occur within thirty (30) days after Inspection Period.

**Revenue and/or Operating Cost Implications**

**Revenue:**

\$2,450,000.00

**Operating Costs:**

Operating costs for this transaction will not exceed \$12,500 and are generally made up of appraisal, survey and environmental fees, recording fees, title work and closing costs.

**Supplier Diversity Participation**

Estimated WBE spend is \$2,500 or 20% (First American Title) of the total estimated dollar amount noted above.

**Recommendation**

**Public Hearing on BP2021-11-06** , regarding a certain Real Estate Sale Agreement with I Elite, LLC for the sale of land and improvements located at 7337 and 7333 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$2,450,000.00, as more particularly described in said **BP2021-11-06**.

**Consider, for approval, BP2021-11-06**, regarding a certain Real Estate Sale Agreement with I Elite, LLC, for the sale of land and improvements located at 7337 and 7333 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$2,450,000.00 and authorizing IAA Staff to consummate sale transaction.



W. Washington Street

Fee Simple Purchase

Fueling Parcel  
(subsequent purchase)

Girls School Road

Runway Protection Zone  
(to be leased)



## **BOARD MEMO – LAND & PARKING LOT LEASE AGREEMENT**

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: November 1, 2021

Board Date: November 19, 2021,

Subject: Land and Parking Lot Lease Agreement with I Elite, LLC

### **Background**

IAA Staff have been working on a transaction for the sale of certain IAA buildings and parking lot (the “Improvements”) located at the former American Trans Air (“ATA”) headquarters campus, specifically Buildings #63 and #64 at 7337 and 7333 W. Washington Street in Indianapolis, Indiana, comprising approximately 7.447 acres (the “Site”). The Site and Improvements to be sold are shown on the attached aerial.

Within the transaction as described above is an additional area mentioned in the sale agreement Board Memo which refers to an area the IAA will lease to I Elite, LLC (“ELITE”). As is noted in the attached aerial, you will see a portion of the Site is shown as a leased area rather than as a part of this sale transaction. The reasoning behind this is the area noted as a lease is within the Runway 14 Runway Protection Zone (“RPZ”). This being the case, the IAA is required to protect its RPZ’s to the runways at IND. Therefore, it is better that IAA control the use of the land and this is better accomplished by remaining the owner. Therefore, along with the Real Estate Sale Agreement agenda item, this Board Memo addresses a separate agenda item for this Land and Parking Lot Agreement (the “Lease”) with ELITE.

The Lease will be for a period of forty (40) years commencing January 1, 2022 and terminating December 31, 2061. The Lease calls for an option period of ten (10) years commencing January 1, 2062 through December 31, 2071. The leased premises is 199,694 square feet. Given that this Lease is associated with the successful closing of the Real Estate Sale Agreement, either party shall have the right to terminate this Lease should the sale agreement not come to fruition.

### **Scope**

To execute a Land and Parking Lot Agreement with I Elite, LLC for the leasing of a parking lot located on West Washington Street in conjunction with the sale of Site and Improvements consisting of Buildings #63 and #64.

**Schedule**

November 19, 2021

Upon approval, IAA Board execution of the Land and Parking Lot Lease Agreement with I Elite, LLC.

**Revenue and/or Operating Cost Implications**

**Revenue:**

The leased premises consists of 199,694 square feet with a rental commencement of \$.05 p.s.f. for an annual total of \$9,984.70. Commencing December 1, 2026 and every five years thereafter, the rental rate will be adjusted using the United States Bureau of Labor Statistics, Consumer Price Index.

**Operating Costs:**

The leased premises are accepted by ELITE in as-is condition. The IAA has no maintenance responsibility to the leased premises.

**Supplier Diversity Participation**

Not applicable

**Recommendation**

**Consider, for approval, BP2021-11-07**, regarding a certain Land & Parking Lot Lease Agreement with I Elite, LLC, for the leasing of a parking lot located on West Washington Street for a period of forty (40) years commencing January 1, 2022 and terminating December 31, 2061, along with an extension option for a period of ten (10) years.



W. Washington Street

Fee Simple Purchase

Fueling Parcel  
(subsequent purchase)

Girls School Road

Runway Protection Zone  
(to be leased)

**IAA Board Virtual Meeting  
General Agenda  
November 19, 2021**

**General:       NONE**

**Capital:**

**BP2021-11-08**   **Consider for approval** the acquisition of carpet material from Shaw Integrated Solutions through the Sourcewell Cooperative Purchase Agreement for the IND Terminal/Campus Optimization Program, Phase II – Carpet at Indianapolis International Airport in an amount not-to-exceed \$344,213.63.

**BP2021-11-09**   **Consider for approval** an award of contract for Baggage Handling System Carousel and Power Curve Rebuild at Indianapolis International Airport to Siemens Logistics LLC in an amount not-to-exceed \$2,916,251.00 plus a 5% construction reserve of \$145,813.00 for a total of \$3,062,064.00 to Siemens Logistics LLC, the lowest responsive and responsible proposer. Supplier diversity participation is VBE 2.85% (Dallman Contractors, LLC).

**BP2021-11-10**   **Consider for approval** Change Order No. 1 with Evans Development Company, Inc for Corporate Hangar Development Infrastructure – Sanitary Main & Three-Phase Extension at Indianapolis Regional Airport in an amount not-to-exceed \$61,042.53. Supplier diversity participation is WBE 13.68% (Laura Kopetsky Tri-Ax, Inc.).

**BP2021-11-11**   **Consider for approval** Change Order No. 6 with Charles C. Brandt Construction Co. for Concessions Refresh White Box at Indianapolis International Airport in an amount not-to-exceed \$150,000.00.



## **BOARD MEMO – PURCHASE AGREEMENT**

To: IAA Board of Directors

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

Date: November 9, 2021

Board Date: November 19, 2021

Subject: Approval to use a Cooperative Purchase Agreement for the IND Terminal/Campus Optimization Program, Phase II – Carpet at Indianapolis International Airport (Project No. I-16-010e)

### **Background**

The Indianapolis International Airport (IND) terminal building has been in operation since 2008 with millions of passengers and guests having passed through the terminal. To facilitate alignment with the changing population demographics, technology advancements and customer service needs, the Indianapolis Airport Authority (IAA) has developed the IND Terminal/Campus Optimization Program.

In 2017, the IAA Board formed an ad hoc Terminal Optimization Committee (TOC) charged with guiding the Terminal Optimization and Concessions Refresh programs. One of many project initiatives identified by the TOC is the need for new carpet in the passenger hold rooms on each concourse.

The IAA will purchase the carpet directly from Shaw Integrated Solutions via a cooperative purchasing agreement (CPA). The CPA has vetted the vendor and meets all the solicitation requirements of the IAA.

On October 15, 2021, the IAA Board approved a contract with Evans Development Company, Inc. (EDCO) to install the carpet.

### **Scope**

Purchase carpet for the concourses from Shaw Integrated Solutions through the Sourcewell Cooperative Purchase Agreement. Evans Development Company calculated the quantity of carpet needed, including attic stock, as part of their contract for installation of the material.

### **Budget**

The material contract is \$344,213.63, which is within the approved 2022 Capital Budget for IND Terminal/Campus Optimization Program.

**Terminal Optimization, Phase II - Carpet**

Carpet Material	\$	344,213.63
Installation		450,000.00
Construction Reserve (5%)		22,500.00
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>816,713.63</b>

This project will be 100% Airport cash funded.

This project is being undertaken primarily as a customer service initiative and will provide an improved airport experience aligned with current/future traveler expectations; therefore, it is not subject to the hurdle rate policy.

**Schedule**

Contract award is anticipated November 19, 2021 and the substantial completion is expected to occur June 2022.

**Supplier Diversity Participation**

There is no supplier diversity participation in this purchase of carpet material.

**Recommendation**

The IAA staff recommends the IAA Board of Directors consider for approval the acquisition of carpet material from Shaw Integrated Solutions through the Sourcewell Cooperative Purchase Agreement for the IND Terminal/Campus Optimization Program, Phase II – Carpet at Indianapolis International Airport in an amount not-to-exceed \$344,213.63.



## Indianapolis Airport Authority

### **BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

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

Date: November 9, 2021

Board Date: November 19, 2021

Subject: Award Construction Contract to Siemens Logistics LLC for Baggage Handling System Carousel and Power Curve Rebuild at Indianapolis International Airport (Project No. I-21-016)

#### **Background**

Baggage handling is one of the primary functions at an airport and must be reliable at all times to avoid unnecessary delays and inconveniences to passengers. The Baggage Handling System (BHS) in the terminal building at Indianapolis International Airport (IND) has been in constant use since the building opened in 2008. The BHS is continuously monitored and maintained; however, certain components of the BHS are subject to higher rates of wear than others. This project refurbishes and replaces those components of the BHS that have been explicitly identified as high wear components. Without this project the IND BHS will progressively degrade and incur increased downtime and delays.

On October 14, 2020, the Senior Director of Planning & Development approved a task order with Vic Thompson Company (VTC) through their 2020 On-Call Contract to study the BHS, to review the current maintenance program and develop a scope for refurbishment.

On March 22, 2021, the Senior Director of Planning & Development approved a task order with VTC through their 2020 On-Call Professional Services Contract to develop a Request for Proposal (RFP) and oversee the implementation of the Baggage Handling System Carousel and Power Curve Rebuild at Indianapolis International Airport.

On July 20, 2021, the Indianapolis Airport Authority (IAA) issued qualifications-based RFP to select a vendor for this project, with responses due on August 26, 2021. One proposal was received from Siemens Logistics LLC (Siemens).

The RFP contained a base proposal and three optional additives. To align the work with the available funding, this contract consists of the base proposal only. Siemens Logistics LLC is the lowest responsive and responsible proposer in the amount of \$2,916,251.00. Siemens was the

original installer of the BHS and current provider of Operations and Maintenance for the system; therefore, the IAA believes they are qualified to provide the services needed.

In addition to the contract amount, IAA staff is requesting a construction reserve of 5% of the total contract amount for this project. A construction reserve has been previously approved by the IAA Board 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. Change orders exceeding the construction reserve will be submitted to the IAA Board for approval.

**Scope**

The Bag Make-Up carousels, Bag Claim carousels, and curved conveyor belts will be disassembled and rebuilt with new components such as drive chains and belts, sprockets, support wheels, guide wheels, wear guides, and bearings. The work will be done in multiple phases in order to keep the BHS operational during the refurbishment process.

**Budget**

The Siemens Logistics LLC contract is \$2,916,251.00 which exceeds the amount programmed in the 2022 Capital Budget for Baggage Handling System Carousel and Power Curve Rebuild at Indianapolis International Airport. The additional costs will be accommodated through savings in other approved projects included in the 2022 Capital Budget.

**Baggage Handling System Carousel and Power Curve Rebuild**

Contract Amount (includes 5% Reserve)	\$	3,062,064.00
Design		150,000.00
Advertisements for Proposal		49.09
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>3,212,113.09</b>

This project will be 100% Airport cash funded.

This project is being undertaken to repair existing infrastructure integral to the continued operation of the airport. As a result of the critical nature of the repairs, this project is exempt under the Authority's hurdle rate policy and has not been subjected to an internal rate of return calculation.

**Schedule**

Contract award anticipated November 19, 2021 with a contract expiration date of January 2023 to complete construction and closeout activities.

**Supplier Diversity Participation**

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Dallman Contractors	\$ -	\$ -	\$ 83,104.00	0.00%	0.00%	2.85%
<b>Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,104.00</b>	<b>0.00%</b>	<b>0.00%</b>	<b>2.85%</b>

**Recommendation**

The IAA staff recommends the IAA Board consider for approval an award of contract for Baggage Handling System Carousel and Power Curve Rebuild at Indianapolis International Airport to Siemens Logistics LLC in an amount not-to-exceed \$2,916,251.00 plus a 5% construction reserve of \$145,813.00 for a total of \$3,062,064.00 to Siemens Logistics LLC, the lowest responsive and responsible proposer. Supplier diversity participation is VBE 2.85% (Dallman Contractors, LLC).



**Indianapolis Airport Authority**

**BOARD MEMO – CHANGE ORDER**

To: IAA Board of Directors

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

Date: November 9, 2021

Board Date: November 19, 2021

Subject: Approve the Change Order No. 1 with Evans Development Company, Inc for Corporate Hangar Development Infrastructure – Sanitary Main & Three-Phase Extension at Indianapolis Regional Airport (Project No. C-19-095)

**Background**

The Indianapolis Regional Airport continues to attract corporate development. To accommodate this development, the Indianapolis Airport Authority (IAA) is extending the existing sanitary main and providing installation of three phase power as a part of the Corporate Hangar Development Infrastructure project.

On September 3, 2021, the IAA Executive Director awarded a contract with Evans Development Company, Inc. (EDCO) for Corporate Hangar Development Infrastructure – Sanitary Main and Three-Phase Power Extension at the Indianapolis Regional Airport with a construction reserve of 10% of the total contract amount. EDCO was the lowest responsive and responsible bidder.

**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 be 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 addresses unforeseen circumstances and owner requested scope changes including discoveries made during the project.

This change order includes the unforeseen circumstance of the steel casing installed during a previous project not meeting the inverts necessary for the sanitary connection. Due to this, the proposed sanitary main cannot be installed through the casing pipe as originally intended. This project will replace the casing and properly install the sanitary main. In addition to balancing quantities for most work already complete, this change includes the owner requested change for

erosion control improvements. The IAA is pursuing a claim against the contractor who originally installed the improperly located steel casing.

**Budget**

The EDCO Change Order No. 1 is \$61,042.53 and is within the approved 2022 Capital Budget for Corporate Hangar Development Infrastructure – Sanitary Main & Three Phase Extension.

This project will be 100% Airport cash funded.

**Corporate Hangar Development Infrastructure-Sanitary Main & Three-Phase Extension**

Original Construction Contract Amount		\$	225,712.00
Current Change Order No. 1	(27.04% of contract)		61,042.53
<b>New Construction Contract Total</b>		\$	<b>286,754.53</b>

**Project Costs**

Design (including survey and geotechnical)		\$	98,986.50
Advertisement for Bids			465.18
Inspection			34,900.25
Utilities (Three Phase Electrical Connection)			20,595.50
Construction Contract Amount			225,712.00
Current Change Order No. 1	(27.04% of contract)		61,042.53
<b>Revised Total Anticipated Project Cost</b>		\$	<b>441,701.96</b>

**Schedule**

The contract term will be extended by Change Order No. 1 to December 31, 2021 to allow for substantial completion of the project.

**Supplier Diversity Participation**

The following is the supplier diversity participation on this Change Order No. 1:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Laura Kopetsky Tri-Ax, Inc	\$ -	\$ 8,350.00	\$ -	0.00%	13.68%	0.00%
<b>Totals</b>	<b>\$ -</b>	<b>\$ 8,350.00</b>	<b>\$ -</b>	<b>0.00%</b>	<b>13.68%</b>	<b>0.00%</b>

**Contract Summary to Date**

Contract/Change Order/Amendment	Execution	Total Contract Amount	Diversity Participation %		
			MBE	WBE	VBE
EDCO - Construction Contract	9/7/2021	\$ 225,712.00	19.21%	8.11%	0.00%
EDCO Change Order No. 1	11/19/2021	61,042.53	0.00%	13.68%	0.00%
<b>Revised Contract NTE</b>		<b>\$ 286,754.53</b>	<b>15.12%</b>	<b>9.29%</b>	<b>0.00%</b>

**Recommendation**

The IAA staff recommends the IAA Board consider for approval Change Order No. 1 with Evans Development Company, Inc for Corporate Hangar Development Infrastructure – Sanitary Main & Three-Phase Extension at Indianapolis Regional Airport in an amount not-to-exceed \$61,042.53. Supplier diversity participation is WBE 13.68% (Laura Kopetsky Tri-Ax, Inc.).



**Indianapolis Airport Authority**

**BOARD MEMO – CHANGE ORDER**

To: IAA Board of Directors

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

Date: November 9, 2021

Board Date: November 19, 2021

Subject: Approval of Change Order No. 6 with Charles C. Brandt Construction Co. for Concessions Refresh White Box at Indianapolis International Airport (Project No. I-17-014)

**Background**

The Indianapolis International Airport opened in 2008 with a variety of concessions, including dining, shopping and specialty services. Many of the concession leases have expired and the concessions program has been modified to accommodate changes in passenger needs. As a result, some tenant spaces are changing functions (e.g., retail space is becoming restaurant space), while other new concessions spaces are being created. The Concessions Refresh White Box project modifies existing infrastructure in the Terminal Building to accommodate changes in the concessions program.

On February 15, 2019, the Indianapolis Airport Authority (IAA) Board executed a contract with Charles C. Brandt Construction Co. for the construction of the Concessions Refresh White Box.

The COVID-19 pandemic has profoundly affected the concessions program, and the Concessions Refresh White Box project has adjusted to the evolving concessions program. This Change Order No. 6 will allow the IAA to begin the process of restarting the concession build-outs. Initial projects include demolition of the former Auntie Anne’s Pretzels location in Concourse A, creating future airline space at Gate A10. This change order will also provide for the ongoing upkeep and maintenance of the public facing construction demising walls in the terminal.

**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 have 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.

Change Orders Nos. 1 through 5 have previously been approved and are summarized in Attachment A: Change Order Summary.

**Budget**

The Charles C. Brandt Construction Co. Change Order No. 6 is \$150,000.00 which is within the approved 2022 Capital Budget for Concessions Refresh White Box at Indianapolis International Airport.

<b><u>Concessions Refresh White Box</u></b>		
Original Construction Contract Amount	\$	726,400.00
Previous Change Orders (24.49% of contract)		177,893.47
Proposed Change Order No. 6 (20.65% of contract)		<u>150,000.00</u>
<b>Revised Construction Contract Total</b>	<b>\$</b>	<b>1,054,293.47</b>

<b><u>Project Costs</u></b>		
Design	\$	188,639.19
Advertisements for Bid		646.00
Construction Contract Amount		726,400.00
Previous Change Orders		177,893.47
Previously Approved Contingency		50,000.00
Current Change Order No. 6 (20.65% of contract)		<u>150,000.00</u>
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>1,293,578.66</b>

This project will be 100% Airport cash funded.

This project is being undertaken to prepare tenant spaces which will be leased in the future to a third-party.

**Schedule**

The contract term will be extended by Change Order No. 6 to December 31, 2022, due to delays in implementation of the concessions program.

**Supplier Diversity Participation**

The specific scope of services is not completely defined. Therefore, specific diverse participation will be reported after the work is complete. Overall diverse participation to-date including all prior change orders is shown on the following table.

Contract/Change Order	Execution	Total Contract Amount	Diversity Participation %		
			MBE	WBE	VBE
CC Brandt-Construction Contract	2/15/2019	\$ 726,400.00	27.61%	0.00%	1.09%
CC Brandt-Change Order No. 1	5/29/2019	\$ 6,265.00	0.00%	0.00%	0.00%
CC Brandt-Change Order No. 2	9/7/2019	\$ 57,877.08	30.67%	0.00%	0.00%
CC Brandt-Change Order No. 3	1/9/2020	\$ 73,664.00	55.21%	0.00%	0.00%
CC Brandt-Change Order No. 4	6/19/2020	\$ 33,830.00	0.00%	0.00%	0.00%
CC Brandt-Change Order No. 5	5/5/2021	\$ 6,257.39	0.00%	0.00%	0.00%
<b>Total</b>		<b>\$ 904,293.47</b>	<b>28.64%</b>	<b>0.00%</b>	<b>0.87%</b>

**Recommendation**

The IAA staff recommends the IAA Board consider approval Change Order No. 6 with Charles C. Brandt Construction Co. for Concessions Refresh White Box at Indianapolis International Airport in an amount not-to-exceed \$150,000.00.

Attachment A

**Change Order Summary**

Concessions Refresh White Box, Project No. I-17-014  
Charles C. Brandt Construction Co.

The contract scope changes are summarized below and include previously approved Change Orders Nos. 1 through 5. These changes address Owner requested scope changes and unforeseen circumstances. The majority of these changes were a result of revisions requested by tenants after the project had been designed and bid, resulting in enhanced customer services, increased revenue, and an improved overall passenger experience.

The following are Owner requested scope changes initiated by IAA after the development of the initial Project scope and budget:

- Construct a consolidated dumpster pad to accommodate multiple contractors working simultaneously in the terminal (\$7,000)
- Demolish three seldom used Amenity Centers to increase available square footage for tenant space and the construction of Sensory Rooms and Animal Relief Areas (\$21,000)
- Relocate two play areas on an interim basis while designs are prepared for new play areas (\$2,000)

The following unforeseen changes occurred as a result of tenant desire to provide improved offerings, enhance customer experience, and increase revenue generation to the Airport:

- Erect additional construction enclosure panels at two locations to provide two-sided exposure and enhance traffic flow (\$15,000)
- Erect additional construction enclosure panels at two locations to increase the size of the store (\$17,000)
- Provide additional construction enclosure panels and temporary infrastructure at six locations to accommodate phased construction while maintaining customer offerings (\$28,000)
- Provide additional permanent infrastructure to six locations for expanded offerings (\$67,000)
- Provide additional construction enclosure panels to accommodate modified phasing of construction at three locations (\$21,000)