



Indianapolis Airport Authority
IAA Board of Directors Meeting Agenda
March 18, 2022
8:00 AM

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

I. Call to Order

II. Approval of Minutes of the IAA Board’s Virtual Meeting of February 18 ,2022.

III. Ordinances, Resolutions, and Public Hearings

- a) **Public Hearing regarding BP2022-03-01**, regarding a certain Real Estate Sale Agreement with the Peterson Property Group, LLC for the sale of land located at 8609, 8517, 8509, 8505, and 8501 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$871,000.00, as more particularly described in said **BP2022-03-01**.
- b) **Consideration for Approval BP2022-03-01**, regarding a certain Real Estate Sale Agreement with Peterson Property Group, LLC, for the sale of land and improvements located at 8609, 8517, 9509, 8505, and 8501 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$871,000.00 and authorizing IAA Staff to consummate sale transaction.

IV. Board Reports

a) Board President’s Report

i. 2021 Sub-Committee Annual Reports (***Received and filed***)

- 1. Reliever Airport Committee (RAC)
- 2. Finance & Audit Committee (FAC)
- 3. Human Resources Committee (HRC)
- 4. Terminal Optimization Committee (Ad Hoc) (TOC)
- 5. Board Master Plan Policy Committee (Ad Hoc)(BMPPCC)

V. Official Actions

Consider, for approval, the individual items on the **IAA General Agenda, dated March 18, 2022**.

VI. Staff Reports

a) **Executive Director’s Report (Submitted in writing)**

- i. IAA Q1 Core Value Award Winners
- ii. 2022 Indy’s Best & Brightest - Brightest Awards in the Real Estate, Development & Construction Category – Tony McMichael
- iii. Air Service Update
- iv. Land Update
- v. Baggage Claim Handling System Update

VII. Other Reports/Update

- a) **Board Communications: *Next Meeting: Friday, April 15, 2022, at 8:00 AM***

MEETING MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board called to order at 8:01 am, on February 18, 2022, 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:

Barbara Glass, President (attending via Zoom)
Steve Dillinger, Vice President (did not attend)
Mamon Powers, Secretary (attending via Zoom)
Kurt Schleiter, Member (attended via Zoom)
Jeffrey Gaither, Member (attending via Zoom)
Matthew Whetstone, Member (did not attend)
Toby McClamroch, Member (attending via Zoom)
Kathy Davis, Member (attending via Zoom)
Ryan Goodwin, Member (attending via telephone)
Brett Voorhies, Member (attend via Zoom)
Tamika Catchings, Member (attending via Zoom)
Brian Tuohy, IAA Board Counsel (attending via Zoom)

Board Members not able to attend: Vice President Steve Dillinger, Matthew Whetstone

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
Jonathan Weinzapfel, General Counsel
Robert Thomson, Sr. Director of Finance

External Panelist

Denise Barkdull, External Counsel, Frost Brown Todd

APPROVAL OF MINUTES

No discussion occurred upon a motion by Mr. Voorhies and a second by Ms. Davis. President Glass called upon Ms. Bierman to take a roll call vote for the approval of January 21, 2022,

minutes. Unanimous approval was given to the Meeting Minutes of the IAA Board Meeting of January 21, 2022.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARING

President Glass called upon Mr. Thomson for the Public Hearing regarding **General Ordinance No. 01-2022**, to legally collapse the tenancy-in-common and to authorize the execution and recording by the Executive Director of various documents required to legally collapse the tenancy-in-common structure and provide clear title to the Indianapolis Maintenance Center (IMC), as more particularly described in **BP2022-02-01**.

President Glass opened the Public Hearing regarding **General Ordinance No. 01-2022**. President Glass introduced Jonathan Weinzapfel as the new General Counsel and asked Mr. Weinzapfel if any comments were received via E-mail. Mr. Weinzapfel stated there were none. President Glass closed the Public Hearing with no further questions.

President Glass called upon Mr. Thomson to consider for approval and adoption of **General Ordinance No. 01-2022**, to legally collapse the tenancy-in-common and to authorize the execution and recording by the Executive Director of various documents required to legally collapse the tenancy-in-common structure and provide clear title to the Indianapolis Maintenance Center (IMC), as more particularly described in **BP2022-02-01**.

Mr. Thomson announced Denise Barkdull has joined the meeting and is a panelist for any questions.

President Glass asked for a motion of approval for **BP2022-02-01**. A motion of approval was made by Mr. Gaither and seconded by Ms. Davis. Next, President Glass asked if there were any further questions.

Mr. McClamroch asked for a brief explanation of the background and the necessity aspect. Ms. Barkdull explained that the legal structure is no longer needed because the city and state bonds have been paid off.

President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to **BP2022-02-01**

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED February 18, 2022: President Glass introduced described each item listed on the General Agenda.

Next, President Glass called upon Ms. Stone to present [BP2022-02-02](#) for approval of the Foreign Trade Zone (FTZ) Operator Amendment #1 and the issuance of a Grantee Concurrence letter to Buchanan Group Services, LLC.

President Glass asked for a motion of approval for [BP2022-02-02](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. Next, President Glass asked if there was any further discussion. President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-02-02](#).

President Glass called upon Ms. Stone to present [BP2022-02-03](#) for approval of a Foreign Trade Zone (FTZ) Operator Amendment #1 and the issuance of a Grantee Concurrence letter with Mercury Marine.

President Glass asked for a motion of approval for [BP2022-02-03](#). A motion for approval was made by Mr. Gaither and seconded by Mr. McClamroch. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-02-03](#).

President Glass called upon Mr. Klaas to present [BP2022-02-04](#) for approval of a professional services contract with Infrastructure Engineering Inc. for Rehabilitation of Economy Parking Lot Pavement at Indianapolis International Airport in an amount not-to-exceed 1,207,933.21. Supplier diversity participation is MBE 53.27% (Infrastructure Engineering Inc., CTL Engineering and SJCA, Inc.), WBE 15.73% (Resolution Group, Inc.), and VBE 2.82% (Roger Ward Engineering, Inc.).

President Glass asked for a motion of approval for [BP2022-02-04](#). A motion for approval was made by Mr. Schleter and seconded by Mr. Powers. Next, President Glass asked if there was any further discussion. There being none, President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-02-04](#).

President Glass called upon Mr. Klaas to present [BP2022-02-05](#) for approval award of contract for CEP - Cooling Tower Replacement, Phase II at the Indianapolis International Airport to North Mechanical Contracting, Inc. in an amount not-to-exceed \$3,988,000.00 plus a 10% construction reserve of \$398,800.00 for a total of \$4,386,800.00. North Mechanical Contracting, Inc. was the lowest responsive and responsible bidder. Supplier diversity participation is WBE 5.01% (Deco Coating).

President Glass asked for a motion of approval for [BP2022-02-05](#). A motion for approval was made by Mr. Gaither and seconded by Ms. Catchings. Next, President Glass asked if there was any further discussion. President Glass asked Ms. Bierman to take roll call with all members stating, "Aye." With no opposition, unanimous approval was given to [BP2022-02-05](#).

BOARD REPORTS

a.) Board President's Report

- i. Tamika Catchings – Awarded the Visit Indy's Bill McGowan Tourism Leadership Award

STAFF REPORTS

Executive Director's Report – Mario Rodriguez, E.D, announced that he has submitted a written report regarding the following items

- i. Introduction of Jonathan Weinzapfel, General Counsel at IAA
- ii. ACI World's Voice of the Customer Recognition
- iii. ACI Airport Health Accreditation Recertification
- iv. Black History Month at IND

Other Reports/Updates

a.) Board Communications: Next Meeting: Friday, March 18, 2022, at 8:00 am.

ADJOURNMENT

Meeting adjourned at 8:24 a.m.

February 18, 2021, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://zoom.us/rec/share/29IH3Vmruu43Qd4ggOWcRrxcXRVcmJCNv0Z-kphUipnMTXslavufPRQ4K0IRAPIS.7Po8V-yTNYQr0Swt>

Access Passcode: %vG01bz=

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Barbara Glass, President

By: _____
Mamon Powers III, Secretary

DATED: March 18, 2021

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



BOARD MEMO – REAL ESTATE SALE AGREEMENT

To: IAA Board of Directors

From: Marsha Stone, Sr. Director of Commercial Enterprise

Date: March 3, 2022

Board Date: March 18, 2022

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

Background

IAA Staff have been working on a Washington Street transaction for the sale of a 5-parcel tract, comprised of approximately 8.71 acres, more specifically known as 8609, 8517, 8509, 8505 and 8501 W. Washington Street, Indianapolis, Indiana (the “Site”). The Site to be sold is shown on the attached aerial.

The Peterson Property Group, LLC (“Peterson”) is the development division of the Peterson Company, a local full-service construction company. Peterson is purchasing the property for a speculative build project, emphasizing the design to market to cold chain logistics, specifically, pharma products.

Governed by the law of the State of Indiana and FAA Regulations on such transactions, the IAA procured two separate appraisals for the Site to be sold to Peterson. 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.

Land Sale Restrictions

The conveying of the land to Peterson 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 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 property, purchased many years ago, was a part of the Authority’s FAA approved Noise Program related to residential properties affected by aircraft noise. As so, the IAA does not have to seek a land release from the FAA as a goal of the Noise Program is for airports to place this type of land back onto the tax rolls. This is true of all IAA Washington Street properties. The IAA does, as a matter of its record keeping and review by the FAA, retain documentation that a FMV transaction was achieved.

Scope

To execute a Real Estate Sale Agreement with the Peterson Property Group, LLC for the sale of the Site, consisting of approximately 8.71 acres, located at 8609, 8517, 8509, 8505, and 8501 West Washington Street in Indianapolis, Indiana.

Schedule

March 18, 2022	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Peterson Property Group, LLC
March 25, 2022	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 \$30,000.00 as designated within the Real Estate Sale Agreement.
September 14, 2022	Buyer has One Hundred Fifty (150) days and an option for one, thirty (30) day extension from the execution of the Real Estate Sale Agreement as an Inspection Period. Closing of the land and building sale is to occur within fifteen (15) days after Inspection Period.

Revenue and/or Operating Cost Implications

Revenue:

\$ 871,000.00 or \$100,000/acre

Operating Costs:

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

Supplier Diversity Participation

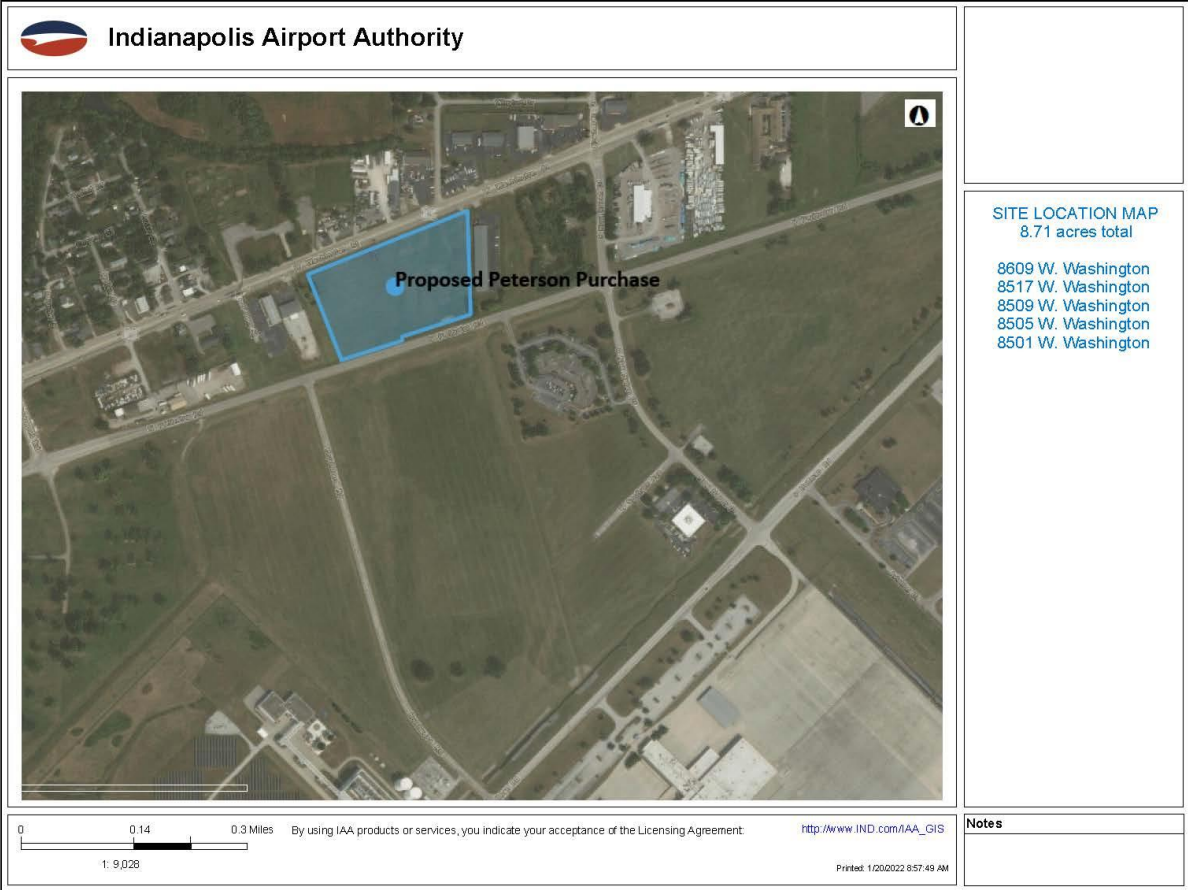
The estimated WBE spend is \$2,500 or 20% (First American Title) of the total estimated dollar amount noted above.

Recommendation

Public Hearing on **BP2022-03-01**, regarding a certain Real Estate Sale Agreement with the Peterson Property Group, LLC for the sale of land located at 8609, 8517, 8509, 8505, and 8501 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$871,000.00, as more particularly described in said **BP2022-03-01**.

Consider, for approval, BP2022-03-01, regarding a certain Real Estate Sale Agreement with Peterson Property Group, LLC, for the sale of land and improvements located at 8609, 8517, 9509, 8505, and 8501 West Washington Street in Indianapolis, Indiana, for a total sale amount of \$871,000.00 and authorizing IAA Staff to complete the sale transaction.

SITE LOCATION MAP



**IAA Board Virtual Meeting
General Agenda
March 18, 2022**

General:

NONE

Capital:

BP2022-03-02 **Consider for approval** a professional services contract with Hanson Professional Services Inc. for Apron Taxiway Reconstruction at Indianapolis Regional Airport in an amount not-to-exceed \$364,957.00 (fees and expenses). Supplier diversity participation is MBE 19.98% (Shrewsbury & Associates, CTL Engineering, and Metric Environmental, LLC), WBE 12.28% (Align-CECon), and VBE 3.00% (B&R Consulting, LLC).



Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: March 8, 2022

Board Date: March 18, 2022

Subject: Approve the Professional Services Contract with Hanson Professional Services Inc. for Apron Taxilane Reconstruction at Indianapolis Regional Airport (Project No. C-22-001)

Background

The east and west aprons at Indianapolis Regional Airport (MQJ), constructed in 1978 and 1981, respectively, have reached the end of their useful life. To continue providing access to the hangars located along the northern edge of the east and west apron, the IAA has opted to reconstruct that portion of the aprons that serve as a taxi lane for those hangars.

On May 17, 2021, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications (RFQ) to select a designer for this project, with responses due on June 16, 2021. Five Statements of Qualifications were received. A review committee made up of four IAA representatives reviewed and ranked the qualification, with Hanson Professional Services, Inc. being ranked as the best qualified to provide these professional services.

Scope

Hanson will provide design, engineering, and bidding services for the project.

Budget

The Hanson Professional Services Inc. contract is \$364,957.00, which is within the approved 2022 Capital Budget for Apron Taxilane Reconstruction (Project No. C-22-001).

Schedule

Contract award anticipated March 18, 2022, with a contract expiration date of June 30, 2023.

Supplier Diversity Participation

The following is the supplier diversity participation:

Firm	Amount			%		
	MBE	WBE	VBE	MBE	WBE	VBE
Shrewsberry & Associates, Inc.	\$ 29,820.00	\$ -	\$ -	8.17%	0.00%	0.00%
CTL Engineering, Inc.	20,599.00	-	-	5.64%	0.00%	0.00%
Metric Environmental, LLC	22,486.00	-	-	6.16%	0.00%	0.00%
Align-CECon, Inc.	-	44,816.00	-	0.00%	12.28%	0.00%
B&R Consulting, LLC	-	-	10,944.00	0.00%	0.00%	3.00%
Totals	\$ 72,905.00	\$ 44,816.00	\$ 10,944.00	19.98%	12.28%	3.00%

Recommendation

IAA Staff reviewed the qualifications and recommends the IAA Board consider for approval a professional services contract with Hanson Professional Services Inc. for Apron Taxilane Reconstruction at Indianapolis Regional Airport in an amount not-to-exceed \$364,957.00 (fees and expenses). Supplier diversity participation is MBE 19.98% (Shrewsberry & Associates, CTL Engineering, and Metric Environmental, LLC), WBE 12.28% (Align-CECon), and VBE 3.00% (B&R Consulting, LLC).