



**A DECADE+ OF
EXCELLENCE**
INDIANAPOLIS INTERNATIONAL AIRPORT

IAA Board of Directors Meeting Agenda

August 15, 2025

8:00 AM

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

- I. **Call to Order**
- II. **Approval of Minutes of the IAA Board’s Meeting of July 18, 2025.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Consider for Approval** the 2026 Budget Ordinance, **General Ordinance No. 02-2025**, concerning both the Indianapolis Airport Authority’s budget and appropriation amounts, as more particularly described in **Board Memo BP2025-08-01**.
- IV. **Board Reports**

Board President’s Report
- V. **Official Actions**

Consider for approval, the individual items on **IAA General Agenda dated August 15, 2025**.
- VI. **Staff Reports**
 - a) Executive Director’s Report (Submitted in writing)
 - i. Indiana 250 – Mamon Powers, Tamika Catchings, and Maria Wiley
 - ii. IBJ 20 in their Twenties - Bianca Salas
 - iii. Public Safety Community Day
 - iv. WNBA All-Star
- VII. **Other Reports and Updates**
 - a) **Board Communications:** *Next Meeting: Friday, September 19, 2025, 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 8:00 am July 18, 2025, in the Airport's Board Conference Room at Indianapolis International Airport. A roll call attendance was taken. Board Members attended in person or via Zoom.

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

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

I.A.A. Executive Staff attending:

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

APPROVAL OF MINUTES

President Glass asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," the Meeting Minutes of the IAA Board Meeting on June 20, 2025, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

President Glass called upon Robert Thomson, Sr. Director of Finance, for a presentation of General Ordinance 02-2025 regarding the 2026 Budget Ordinance as described in Board Memo **BP2025-07-01**. After brief discussion among Board Members, President Glass opened the public hearing regarding the ordinance and invited public comment. There being no comments, President Glass closed the public hearing.

BOARD REPORTS

Board President's Report: President Glass congratulated Tamika Catchings on the mural of her in downtown Indy in celebration of the WNBA All-Star Game being held in the city. She commented that the artist who created the mural pointed out that Ms. Catchings was being recognized not only for her basketball accomplishments, but for her civic accomplishments as well.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED July 18, 2025:

President Glass called upon Keith Berlen, Sr. Director of Operations and Maintenance, to present for consideration and approval, the award of a contract to Otis Elevator Company for the operation and maintenance of the IAA's Conveyance System with a bid amount not to exceed \$7,753,137.60 for three years of service as described in **BP2025-07-02**. Otis Elevator was the lowest responsive and responsible bidder. President Glass asked for a motion for approval of **BP2025-07-02**. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2025-07-02**.

President Glass called upon Jarod Klaas, Sr. Director of Planning & Development, to present for consideration and approval, **BP2025-07-03, Action Items #1-3**, regarding Airfield Maintenance Buildings.

Action 1: Consider for approval Amendment No. 2, with Woolpert, Inc. for Construct Airfield Maintenance Building at Indianapolis Regional Airport in an amount not-to-exceed \$40,910.50 (fees).

Action 2: Consider for approval Amendment No. 1, with Woolpert, Inc. for Construct Airfield Maintenance Building at Eagle Creek Airpark in an amount not-to-exceed \$39,715.00 (fees).

Action 3: Consider for approval Amendment No. 1, with Woolpert, Inc. for Construct Airfield Maintenance Building at Indianapolis Metropolitan Airport in an amount not-to-exceed \$38,637.00 (fees). President Glass then asked for a motion to approve the Board voting on all Action Items 1 through 3 with one vote, rather than taking them one by one. A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. President Glass then asked for a roll call vote, and with all members stating "Aye," the motion carried.

President Glass then asked for a motion for approval of **BP2025-07-03, Action Items 1 through 3**. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin, and with all other members stating "Aye," **BP2025-07-03, Action Items 1 through 3** were approved.

President Glass called upon Mr. Klaas to present for approval, **BP2025-07-04**, Amendment No. 1 with Woolpert, Inc. for Buildings 611 thru 615 QTA Facilities - HVAC, Parking Lots, and Water System at the Indianapolis International Airport in an amount not-to-exceed \$25,500.00. President Glass asked for a motion for approval of **BP2025-07-04**. A motion for approval was

made by Mr. McClamroch and seconded by Mr. Gibbs. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-07-04](#).

President Glass called upon Mr. Klaas to present for approval, [BP2025-07-05](#), the Settlement Agreement for Package 1 – Reconstruction of Runway 5R-23L and Taxiway D at Indianapolis International Airport between Walsh Construction LLC, CCAP LLC, and the IAA in the amount of \$2,100,000.00. President Glass asked for a motion for approval of [BP2025-07-05](#). A motion for approval was made by Mr. Voorhies and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. McClamroch, and all other members stating "Aye," unanimous approval was given to [BP2025-07-05](#).

STAFF REPORTS

Executive Director's Report – Mario Rodriguez, E.D., announced that he had submitted a written report.

- a) Executive Director's Report (Submitted in writing)
 - I. Summer 2025 Intern Class - Executive Director Rodriguez introduced the interns to the Board
 - II. ACI-NA JumpStart
 - III. Westin Indianapolis Airport Hotel Groundbreaking
 - IV. PRSA Hoosier Pinnacle Awards – Public Affairs
 - V. Airport Preparedness Exercise (APEX)

Other Reports/Update

- a) Board Communications: Next Meeting: Friday, August 15, 2025, at 8:00 am.

ADJOURNMENT

Meeting adjourned at 8:46 am.

The July 18, 2025, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

https://us02web.zoom.us/rec/share/X_vU_3K679eEqjIC8f1M_MOmh2qGL-pADIGE29kdhWDq9N4QCjp8cSjON1zfQtV.g9QicXL18JKDlika?startTime=1752840033000

Passcode: vkJ?Ez7?

INDIANAPOLIS AIRPORT AUTHORITY *

By: _____

Barbara Glass, President

DATED: August 15, 2025

By: _____

Mamon Powers III, Secretary

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

DRAFT



BOARD MEMO – 2026 BUDGET ORDINANCE

To: IAA Board of Directors

From: Robert Thomson, Sr. Director of Finance/Treasurer

Date: July 30, 2025

Board Date: August 15, 2025

Subject: 2026 Budget Ordinance No. 02-2025

Attached is the 2026 Budget Ordinance No. 02-2025 as approved and recommended by the Finance and Audit Committee. This Budget Ordinance, when adopted, will establish the Board-approved operating and capital budgets and set the maximum appropriation (expenditure) levels for 2026.

As described during both the Finance and Audit Committee meeting and the public presentation of the 2026 Budget, the 2026 Budget Ordinance establishes the following when approved by the Board:

	Airport System Fund	Capital Improvement Fund
Board Approved Budget	\$ 240,523,000	\$ 315,000,000
<i>Future Board Approval Required if Activity Levels Warrant</i>	<u>6,900,000</u>	<u>15,000,000</u>
Board Approved Appropriation	<u>\$ 247,423,000</u>	<u>\$ 330,000,000</u>

The budget process requires an introduction (completed June 20, 2025), a public hearing and presentation (completed July 18, 2025), and a final meeting for adoption of the Budget. The Indianapolis City-County Council (Council) requires the Board to adopt the 2026 Budget Ordinance by August 31, 2025. The following are the Council dates: 2026 Budget introduction at Council Meeting on September 8, 2025, presented to the Municipal Corporations Committee of the Council (Committee) on September 11, 2025; reviewed by the Committee on October 1, 2025; Council adoption of the budget on October 6, 2025.



**IAA Board Meeting
General Agenda
August 15, 2025**

General:

- BP2025-08-02** **Consider for approval** a Real Estate Sale Agreement with Jacob and Jody Bernath, for the IAA purchase of approximately 18.0 acres of land located at 4712 W. 300 North in Hancock County for a total sale amount of \$762,500.00 or \$42,361.11 per acre.
- BP2025-08-03** **Consider for approval** the First Amendment to Land and Building Lease Agreement with Bindley Capital Partners, LLC. for modifications to the rental obligations and extension of Term for a period of five (5) years expiring on August 31, 2030, with two 5-year renewal terms.
- BP2025-08-04** **Consider for approval** Amendment and Renewal #2 to the original Agreement with Siemens Logistics LLC for operations & maintenance of the baggage handling system dated September 17, 2021, for \$2,049,309.00.

Capital:

- BP2025-08-05** **Consider for approval** the purchase of an Agricultural Tractor with an airfield attachment from Bane-Welker Equipment, LLC, listed as Project I-26-082, Vegetation Control Equipment Program, in an amount not-to-exceed \$343,560.78 using cooperative purchasing procedures through Sourcewell.
- BP2025-08-06** **Consider for approval** an award of contract for Taxiway P Reconstruction at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$12,678,000.00 plus an 8% construction reserve of \$1,014,240.00 for a total of \$13,692,240.00. Milestone Contractors, L.P., was the lowest responsive and responsible bidder.
- BP2025-08-07** **Consider for approval** Change Order No. 1 with Crider & Crider, Inc. for Airport Stormwater Management Facilities at Indy Regional (MQJ) in an amount not to exceed \$705,480.00.
- BP2025-08-08** **Consider for approval** Change Order No. 4 with Rieth-Riley Construction Co. for Rehabilitation of Economy Parking Lot Pavement (Package No. 2) at Indianapolis International Airport in an amount not to exceed \$210,469.19.



- BP2025-08-09** **Consider for approval** a professional services contract with Butler, Fairman & Seufert, Inc. for Taxiway R Realignment at Indianapolis International Airport in an amount not-to-exceed \$4,260,376.33 (fees and expenses).
- BP2025-08-10** **Consider for approval** a Delegation of Authority to the IAA Executive Director to approve a Construction Contract for Rehabilitate Airport Roads & Lots - 2025 at Indianapolis International Airport
- BP2025-08-11** **Consider for approval** Amendment No. 6 to the Professional Services Contract with CSO, Inc. to provide continued architectural and design services and construction inspection services for the Westin Indianapolis Airport Hotel project at the Indianapolis International Airport in an amount not-to-exceed \$1,990,000.00 (fees and expenses).
- BP2025-08-12** **Consider for approval** a professional services contract with Reliance Engineering, LLC to provide commissioning agent services for the Westin Indianapolis Airport Hotel project at the Indianapolis International Airport in an amount not-to-exceed \$180,160.00 (fees and expenses).



Indianapolis Airport Authority

BOARD MEMO - REAL ESTATE AGREEMENT

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: August 1, 2025

Board Date: August 15, 2025

Subject: Real Estate Sale Agreement with Jacob and Jody Bernath, at Indianapolis Regional Airport (IAA as purchaser)

Background

Staff has been working on a transaction of land south of the Indianapolis Regional Airport (“Indy Regional”) for the acquisition of approximately 18.0 acres of undeveloped ground from Jacob and Jody Bernath (“Seller”). The property is located at 4712 W 300 North, Greenfield, Hancock County, Indiana (the “Site”). The Site consists of a 10-acre parcel and an adjoining 8.0 acres to the east. The property is shown in the aerial below.

With reference to the depiction below, the IAA’s land holdings at Indy Regional, which consist of 2,127 acres, are shown outlined in a magenta line. The Seller’s parcels, proposed to be purchased, are shown in solid yellow.

Staff has negotiated a Real Estate Sale Agreement (“Agreement”) for the 18.0 acres at \$42,361.11 per gross acre, or \$762,500.00 for the total acreage.

Upon Board approval of this property purchase, due diligence will immediately take place, including environmental investigations, survey, and preliminary title work.

In May 2023, it was the consensus of the Reliever Airport Committee (RAC) for Staff to commence work on the identification and acquisition of land opportunities as part of IAA’s strategic long-term infrastructure growth and aeronautical economic development at Indy Regional. The Bernath property is a vital part of this strategy, as a portion of the land lies within a future Runway Protection Zone (RPZ), which takes into account a realignment of the crosswind runway (RW 16-34).

With this proposed transaction in mind, there remains an approximate fifteen (15) acres of land remaining to be purchased at Indy Regional to fulfill this land strategy.

Scope

To execute the Real Estate Sale Agreement with Jacob and Jody Bernath for the purchase of the Site, consisting of approximately 18.0 acres, to accommodate IAA’s future airfield infrastructure and

long-term strategy for aviation development opportunities for a total purchase amount of \$762,500.00 and authorizing IAA Staff to complete the transaction.

Schedule

- August 15, 2025: Upon approval, IAA Board execution of the Real Estate Sale Agreement with Jacob and Jody Bernath.
- August 29, 2025: Within (10) business days of the execution of the Real Estate Sale Agreement, IAA is to deliver earnest money in the amount of Fifty Thousand Dollars (\$50,000.00) as defined within the Real Estate Sale Agreement.
- December 29, 2025: IAA has ninety (90) days from the Execution Date of the Real Estate Sale Agreement as an Inspection Period. Closing of the purchase of the land is to occur within thirty (30) days after the Inspection Period.

Capital Expenditure:

\$762,500.00 or \$42,361.11/acre

Realizing the importance of this land and its location to Indy Regional, funding for this transaction will be from the IAA’s Land Funds (non-FAA Grant monies). It is expected Staff will add this land to Indy Regional’s Airport Layout Plan and its Master Planning efforts with the possibility of a percentage of monetary reimbursement from the FAA Grant process associated with this land purchase.

Operating Costs:

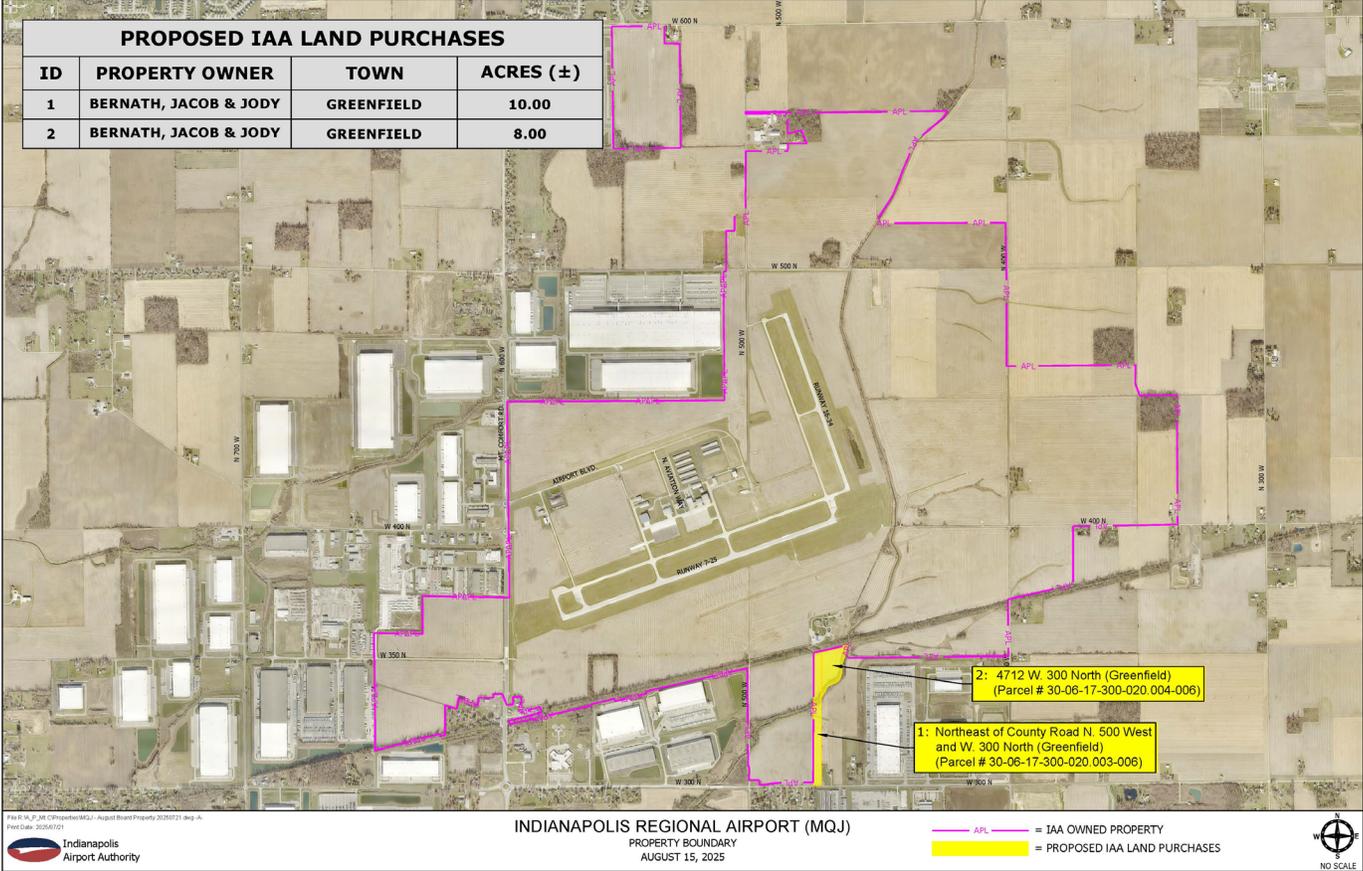
Operating costs for this transaction will not exceed \$12,000.00 and are generally made up of an appraisal report, survey, environmental report, recording fees, title work, and closing costs.

Decision-Making Process / Alternatives

- To purchase undeveloped property to accommodate future growth of Indy Regional Airport infrastructure or related aeronautical economic development.
- To not purchase the property, however, the long-term aeronautical development opportunities of Indy Regional could possibly not be realized without this particular acreage.
- To not purchase the property at this moment in time; however, should the IAA require this property at a later date and time, the risk is that other third-party non-aeronautical development could have already taken place, making the purchase price of the then-developed property much higher.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a Real Estate Sale Agreement with Jacob and Jody Bernath, for the IAA purchase of approximately 18.0 acres of land located at 4712 W. 300 North in Hancock County for a total sale amount of \$762,500.00 or \$42,361.11 per acre.





BOARD MEMO- FIRST AMENDMENT TO LAND AND BUILDING LEASE AGREEMENT WITH BINDLEY CAPITAL PARTNERS, LLC.

To: IAA Board of Directors
From: Marsha Wurster, Sr. Director of Commercial Enterprise
Date: July 28, 2025
Board Date: August 15, 2025
Subject: First Amendment to Land and Building Lease Agreement with Bindley Capital Partners, LLC.

Background:

The corporate hangar facility known as Building #76 was originally constructed by Conseco, Inc. and assigned to IndyCar in August 2003. Following the expiration of their Land Lease, IndyCar vacated the facility and has, since June 18, 2010, been occupied by the current tenant, Bindley Capital Partners, on a Land and Building Lease Agreement. The leasehold is shown on the exhibit to this Board Memo.

The Lease Agreement with Bindley Capital Partners, LLC. expired on July 31, 2025 (continuing month-to-month while negotiations conclude) and they desire to continue leasing the hangar facility. IAA staff and Bindley Capital Partners have agreed to a term extension of five (5) years beginning September 1, 2025 through August 31, 2030, with an option for two renewal terms of five (5) years each.

Scope:

Execution of the First Amendment to Land and Building Lease Agreement with Bindley Capital Partners, LLC.

Schedule:

August 15, 2025: IAA Board approval of the First Amendment to Land and Building Lease Agreement with Bindley Capital Partners, LLC.

Revenue:

Rental obligations are increased from the previous \$135,912.00 annual rental to gross rental of \$268,000.00 annually for the first five years.

In consideration of LESSEE financed improvements to the Leased Premises, LESSEE will receive an annual rental credit in the amount of \$11,306.20 for the first five (5) years of the primary term. Improvements include LED lighting upgrades, HVAC replacement, office area roofing replacement, and re-painting of the facility and connecting walkway.

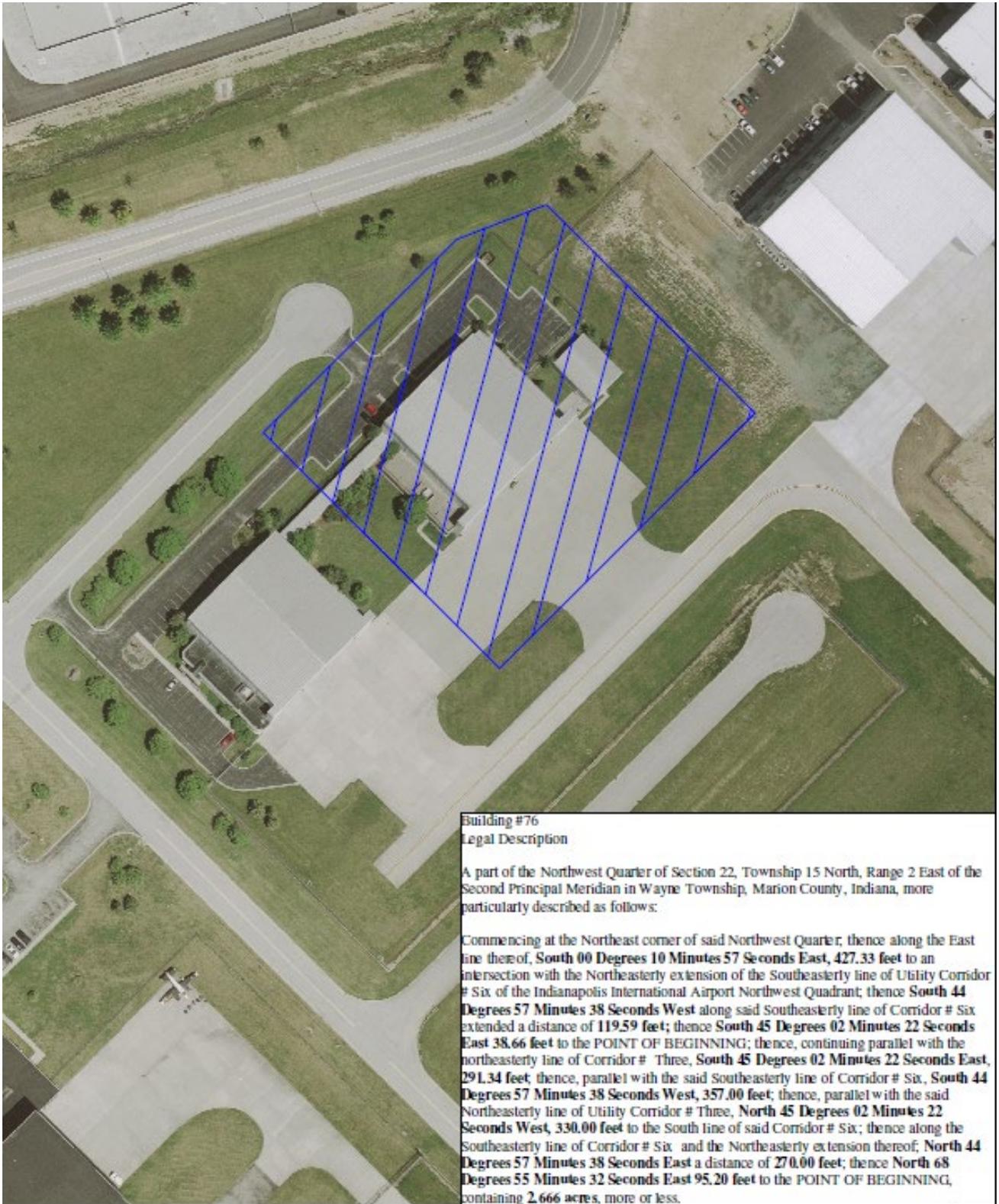
Net Annual Rental (after credits) for the first 5-years of term will be \$256,693.80 yearly. Rental for the renewal periods will be established by CPI adjustment.

Operating Costs:

Bindley is responsible for all operating costs for the leasehold.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval the First Amendment to Land and Building Lease Agreement with Bindley Capital Partners, LLC. for modifications to the rental obligations and extension of Term for a period of five (5) years expiring on August 31, 2030, with two 5-year renewal terms.



Building #76
Legal Description

A part of the Northwest Quarter of Section 22, Township 15 North, Range 2 East of the Second Principal Meridian in Wayne Township, Marion County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence along the East line thereof, **South 00 Degrees 10 Minutes 57 Seconds East, 427.33 feet** to an intersection with the Northeastly extension of the Southeastly line of Utility Corridor # Six of the Indianapolis International Airport Northwest Quadrant; thence **South 44 Degrees 57 Minutes 38 Seconds West** along said Southeastly line of Corridor # Six, extended a distance of **119.59 feet**; thence **South 45 Degrees 02 Minutes 22 Seconds East 38.66 feet** to the POINT OF BEGINNING; thence, continuing parallel with the northeastly line of Corridor # Three, **South 45 Degrees 02 Minutes 22 Seconds East, 291.34 feet**; thence, parallel with the said Southeastly line of Corridor # Six, **South 44 Degrees 57 Minutes 38 Seconds West, 357.00 feet**; thence, parallel with the said Northeastly line of Utility Corridor # Three, **North 45 Degrees 02 Minutes 22 Seconds West, 330.00 feet** to the South line of said Corridor # Six; thence along the Southeastly line of Corridor # Six and the Northeastly extension thereof; **North 44 Degrees 57 Minutes 38 Seconds East** a distance of **270.00 feet**; thence **North 68 Degrees 55 Minutes 32 Seconds East 95.20 feet** to the POINT OF BEGINNING, containing **2.666 acres**, more or less.

INDIANAPOLIS INTERNATIONAL AIRPORT
BUILDING #76 LEASE EXHIBIT







BOARD MEMO – CONTRACT

To: IAA Board of Directors

From: Keith Berlen, Senior Director of Operations and Public Safety

Date: August 1, 2025

Board Date: August 15, 2025

Subject: Approval of Siemens Logistics LLC Second Option Renewal to Operations & Maintenance Contract Agreement for the Baggage Handling System

Background

On September 17, 2021, the Authority and Siemens Logistics LLC executed a contract for the operations & management of the baggage handling system at Indianapolis International Airport, with an initial term beginning October 1, 2021, and expiring September 30, 2024, with the option of two one-year renewals. Amendment and Renewal #1 was executed on August 16, 2024, extending the expiration date of the initial contract to September 30, 2025.

The Authority recommends exercising the second one-year renewal option to the contract under the same terms and conditions of the original contract, but with increased pricing. Siemens has provided the IAA with superior service in operating and maintaining the Airport's baggage handling system and has proven to be a valued business partner.

Scope

Siemens Logistics LLC will continue to be responsible for the operation and maintenance of the system, including preventive maintenance, non-scheduled repairs, responding to and rectifying all fault conditions in its entirety, procurement of tools and equipment required to perform maintenance, employees providing status reports, and cooperating in all aspects with the IAA and its representatives. Preventive maintenance and non-scheduled maintenance procedures are coordinated with and scheduled around the requirements of the IAA and airline operations.

Amendment and Renewal #2 will be \$2,049,309.00 for the one-year option, representing an approximate 4% increase over the first renewal option. However, there was no annual cost increase through the initial term of the contract.

Recommendation

The IAA staff recommends that the IAA Board consider for approval Amendment and Renewal #2 to the original Agreement with Siemens Logistics LLC for operations & maintenance of the baggage handling system dated September 17, 2021, for \$2,049,309.00.



BOARD MEMO – BID AWARD

To: IAA Board of Directors

From: Keith Berlen, Senior Director of Operations and Public Safety

Date: August 1, 2025

Board Date: August 15, 2025

Subject: Award of Purchase to Bane-Welker Equipment, LLC for a vegetation control tractor with an airfield attachment, Vegetation Control Equipment Program, Project I-26-082.

Background

Cooperative purchasing is "Procurement conducted by, or on behalf of, one or more Public Procurement Units" as defined by the American Bar Association Model Procurement Code for State and Local Governments.

Sourcewell is a local government unit, public corporation, and public agency under Minnesota State Law. Sourcewell follows the competitive contracting law process to solicit, evaluate, and award cooperative purchasing contracts for goods and services. Sourcewell cooperative purchasing contracts are made available through the joint exercise of powers law to member agencies.

Sourcewell's analysts streamline the procurement process by developing RFPs and IFBs for national, competitive solicitations that meet or exceed local requirements. Their rigorous process is continually refined to best meet member needs and allows them to offer exceptional products from nationally acclaimed vendors. They award contracts at the manufacturing level that can be leveraged locally to support our local dealers.

Sourcewell can help save time and money by combining the buying power of 50,000 government, education, and nonprofit organizations. Under its enabling statute, Sourcewell is explicitly authorized to provide cooperative purchasing services to eligible members. Sourcewell memberships are available for all eligible state and local governments, education, higher education, and nonprofit entities across North America. Their membership includes the Indianapolis Airport Authority and the State of Indiana. Purchases made through our Sourcewell membership are per Indiana Codes and local and state laws.

The 2025 Vegetation Control Equipment Program is for replacing one large agricultural-type tractor with airfield attachments. This tractor replaces a twenty-two (22) year old (2003 model)

John Deere tractor with an airfield attachment that has exceeded its useful life of 20 years. This equipment is used to comply with Federal Aviation Administration (FAA) Part 139 regulations and the Wildlife Hazard Management Plan (WHMP).

Sourcewell has given contracts for Agricultural Tractors with Related Equipment and Accessories to Case IH Contract 082923-CNH-1; Grounds Maintenance Equipment, Attachments, Accessories Related Services to Schulte Industries Contract 070821-SC1. Bane-Welker Equipment, LLC is the local representative for purchasing a large agricultural tractor with an airfield attachment through these contracts.

Bane-Welker Equipment, LLC submitted pricing using the Sourcewell contract pricing in a total amount of \$343,560.78 for a large agricultural tractor with an airfield attachment, which is within our projected budget.

Scope

This purchase, Project I-26-082, replaces a 2003 John Deere tractor.

Budget

The project was budgeted for \$345,000.00 in total and is for purchasing a large agricultural tractor with an airfield attachment, and is within the 2025 Capital Budget. The purchase is being 100% airport cash funded.

Schedule

Upon notice to proceed, the completed delivery time is expected within the fourth quarter of 2025.

Recommendation

The IAA staff recommends that the IAA Board of Directors consider for approval the purchase of an Agricultural Tractor with an airfield attachment from Bane-Welker Equipment, LLC, listed as Project I-26-082, Vegetation Control Equipment Program, in an amount not to exceed \$343,560.78 using cooperative purchasing procedures through Sourcewell.



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: July 24, 2025

Board Date: August 15, 2025

Subject: Award Construction Contract to Milestone Contractors, L.P. for Taxiway P Reconstruction at Indianapolis International Airport (Project No. I- 25-004)

Background

As a result of a recent Pavement Management Program, the Indianapolis Airport Authority (IAA) has identified the need to reconstruct the pavement of Taxiway P at the Indianapolis International Airport (IND). Taxiway P, which connects the north and south parallel runways, was constructed in the mid-1990s and has reached the end of its useful life.

To maximize and utilize available grant funding, IAA staff, in coordination with the FAA, determined the project would be divided into two phases. Phase One will include construction on Taxiway P between Taxiway B and Taxiway H and is scheduled for completion in 2026. Phase Two, which is not scheduled, will address the remaining section of Taxiway P, between Taxiway H and Taxiway C.

On July 2, 2025, the IAA staff received two (2) bids. The project contained a base bid and one (1) alternate bid. The bids for base bid and bid alternate ranged from \$19,626,000.00 to \$21,921,900.00. Milestone Contractors, L.P. was the lowest responsive and responsible bidder in the amount of \$12,678,00.00 for the base bid and \$6,948,00.00 for the bid alternate. To align the work with the available funding, this contract consists of the base bid.

In addition to the contract amount, IAA staff is requesting a construction reserve of 8% of the total contract amount for this project. A construction reserve has been previously approved by the IAA Executive Directors on other projects and successfully implemented to ensure timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project's budget to accommodate the funding of a construction reserve. Change orders exceeding the construction reserve will be submitted to the IAA Board of Directors for approval.

Scope

The scope includes reconstructing Taxiway P and addressing ancillary components such as grading, drainage, electrical systems, signage, and non-standard conditions.

Budget

The Milestone Contractors, L.P. contract is \$12,678,000.00, which is within the 2026 Capital Budget for Taxiway P Reconstruction.

This project is being undertaken to repair existing infrastructure integral to the continued operation of the airport.

<u>Taxiway P Reconstruction</u>	
Contract Amount (Base)	\$ 12,678,000.00
Construction Reserve (8%)	1,014,240.00
Design (Includes Survey and Geotechnical)	3,122,655.20
Design Administration (Safety Risk Assessment)	33,464.00
Peer Review	29,810.00
Project Management (Augment)	150,100.00
Advertisements for Bid	258.00
Construction Administration (Estimate)	650,000.00
Construction Management (Estimate)	1,300,000.00
Total Anticipated Project Cost	\$ 18,978,527.20

This project will be 75% FAA Grant funded and 25% Airport cash funded.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Taxiway P Reconstruction at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$12,678,000.00 plus an 8% construction reserve of \$1,014,240.00 for a total of \$13,692,240.00. Milestone Contractors, L.P., was the lowest responsive and responsible bidder.

LEGEND	PROJECT	COST	FAA SHARE
	TAXIWAY P RECONSTRUCTION	\$12.6 M	\$6.6 M



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 Print Date: 2025/08/07

INDIANAPOLIS INTERNATIONAL AIRPORT (IND)

TAXIWAY "P" RECONSTRUCTION & LED LIGHTING, PHASE 1 - CONSTRUCTION

AUGUST 7, 2025





Indianapolis Airport Authority

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: August 5, 2025

Board Date: August 15, 2025

Subject: Approve Change Order No. 1 to the contract with Crider & Crider, Inc. for Airport Stormwater Management Facilities at Indy Regional Airport (MQJ) (Project No. C-25-035)

Background

To facilitate continued growth at Indy Regional Airport (MQJ), it is necessary to improve the airport's stormwater management facilities. Enhancements in the stormwater management facilities will allow for the addition of new paved areas and structures, thereby allowing for additional hangars, apron areas, and parking lots.

On March 28, 2025, the Indianapolis Airport Authority (IAA) Executive Director approved the contract for construction services for \$2,426,716.00 with a construction contingency of 10%.

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 includes items related to owner requested scope modifications. As bid, the earthwork removed to facilitate the stormwater facilities was shown to be stockpiled near the site. Since bid, the Regional Master Plan approval has acknowledged a more ideal location farther away. This will enable the earthwork to be in a location appropriate for future development. This requested modification requires the contractor to use a different method of removal and hauling than originally bid.

Budget

The Crider & Crider, Inc. change order is \$705,480.00, which is within the approved 2026 Capital Budget for Airport Stormwater Management Facilities at Indy Regional Airport.

Revised Construction Amount

Original Construction Contract Amount	\$	2,426,716.00
Previous Change Orders		-
Current Change Order No. 1		705,480.00
New Construction Contract Total	\$	<u>3,132,196.00</u>

Project Costs

Design (including survey and geotechnical)	\$	74,840.00
Peer Review		7,666.00
Material Testing		15,000.00
Inspection		144,187.99
Augment Project Management		67,425.00
Construction Contract Amount		2,426,716.00
Previous Change Orders		-
Current Change Order No. 1		705,480.00
Revised Total Anticipated Project Cost	\$	<u>3,441,314.99</u>

Schedule

This change order does not change the term of the contract.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 1 with Crider & Crider, Inc. for Airport Stormwater Management Facilities at Indy Regional (MQJ) in an amount not-to-exceed \$705,480.00.



Indianapolis Airport Authority

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: August 4, 2025

Board Date: August 15, 2025

Subject: Approve Change Order No. 4 (Final and Balancing) to the contract with Rieth-Riley Construction Co. for Rehabilitation of Economy Parking Lot Pavement (Package No. 2) at Indianapolis International Airport (Project No. I-21-061)

Background

The Indianapolis International Airport Public Parking Lot was constructed approximately thirteen years ago. Since then, the Indianapolis Airport Authority (IAA) maintenance staff has performed pavement repairs and patching on an as-needed basis. Due to the robust use of this parking lot, and the resultant severity and scale of the pavement deterioration, this asset requires extensive rehabilitation.

On January 6, 2024, the (IAA) Board of Directors awarded a contract for Construction Services with Rieth-Riley Construction, Inc., for Rehabilitate of Economy Parking Lot Pavement (Package No. 2) at Indianapolis International Airport.

Change Order Summary

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

This Owner requested scope change order reconciles various pay items that were overrun or underrun during the contract. This will be the final change order on the contract.

Budget

The Rieth-Riley Construction Change Order No. 4 is \$210,469.19, which is within the approved 2024 Capital budget for Rehabilitation of Economy Parking Lot Pavement.

Revised Construction Amount

Original Construction Contract Amount		\$	4,415,375.00
Previous Change Orders	(6.06% of contract)		267,558.98
Current Change Order No. 4	(4.77% of contract)		210,469.19
New Construction Contract Total		\$	<u>4,893,403.17</u>

Project Costs

Design (including survey and geotechnical)		\$	507,045.70
Advertisements for Bid			291.54
Material Testing			10,000.00
Inspection			419,452.00
Construction Contract Amount			4,415,375.00
Previous Change Orders			267,558.98
Current Change Order No. 4 (4.77%)			210,469.19
Revised Total Anticipated Project Cost		\$	<u>5,830,192.41</u>

This project is debt-funded and is being funded by the 2023B Bonds issued in 2023.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 4 with Rieth-Riley Construction Co. for Rehabilitation of Economy Parking Lot Pavement (Package No. 2) at Indianapolis International Airport in an amount not-to-exceed \$210,469.19.



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: August 1, 2025

Board Date: August 15, 2025

Subject: Approve a Professional Services Contract with Butler, Fairman & Seufert, Inc. for Taxiway R Realignment – Design at Indianapolis International Airport (Project No. I-25-079)

Background

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

On February 21, 2025, the IAA issued a Request for Qualifications per Federal Aviation Administration (FAA) requirements to select a designer for Taxiway R Realignment. Three (3) Statements of Qualifications (SOQs) were received.

On March 21, 2025, a selection committee made up of four (4) representatives formally evaluated the submitted SOQs and concluded that interviews should be conducted with all three firms. As a result of the interviews, the selection committee determined that Butler, Fairman & Seufert, Inc. (BF&S) is the most qualified to provide the professional services needed for this project.

Scope

BF&S will provide engineering and professional services needed to evaluate the existing conditions and prepare preliminary and final design documentation for bidding.

Budget

The BF&S contract is \$4,260,376.33, which is within the approved 2026 Capital Budget for Taxiway R Relocation at IND.

The funding for this project is expected to be 75% FAA grant funds and 25% Airport debt funded.

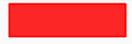
The FAA AIP grant for this professional services contract utilizes FY2025 Entitlement Funds.

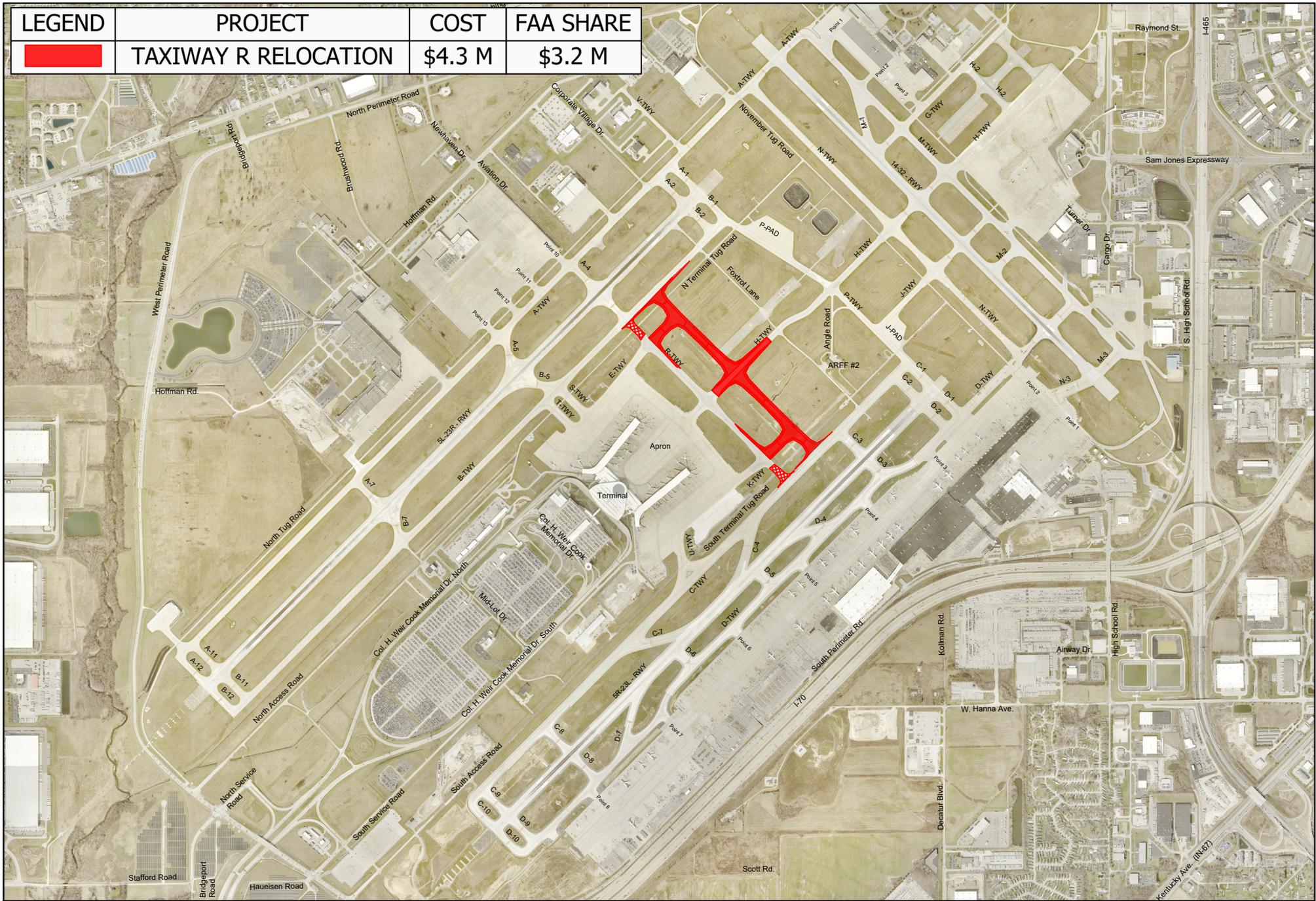
Schedule

Contract award is anticipated in July 2025, with a contract expiration date of October 31, 2028.

Recommendation

The IAA Staff recommends that the IAA Board of Directors consider for approval a professional services contract with Butler, Fairman & Seufert, Inc. for Taxiway R Realignment at Indianapolis International Airport in an amount not-to-exceed \$4,260,376.33 (fees and expenses).

LEGEND	PROJECT	COST	FAA SHARE
	TAXIWAY R RELOCATION	\$4.3 M	\$3.2 M



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INDIANAPOLIS INTERNATIONAL AIRPORT (IND)

TAXIWAY "R" RECONSTRUCTION (NEW LOCATION) - DESIGN

AUGUST 7, 2025





Indianapolis Airport Authority

BOARD MEMO – DELEGATION OF AUTHORITY

To: IAA Board of Directors

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

Date: August 5, 2025

Board Date: April 15, 2025

Subject: Delegation of Authority to Approve a Construction Contract for Rehabilitate Airport Roads & Lots - 2025 at Indianapolis International Airport (Project No. I-25-020)

Background

The roads in and around the Indianapolis International Airport Campus (IND Campus) were initially constructed in the early 1990s. In order to extend the useful life of the airport roads and lots, major repairs and restorations will be needed over the next few years. This project will revitalize the roads and lots within the IND Campus to restore this critical infrastructure to a condition consistent with Indianapolis Airport Authority (IAA) standards and community expectations.

On April 18, 2025, the IAA Board of Directors approved a Professional Services Contract amendment with Infrastructure Engineering Inc. for collecting field data, design, permitting, bidding, and construction administration services for the QTA Road. This work is being prioritized to ensure construction activities do not negatively impact the hotel construction.

Scope

The scope of work includes sections of full reconstruction, localized full-depth and partial-depth asphalt patching, resurfacing, concrete patching and replacement, crack filling, pavement marking, and joint sealing as needed.

Budget

Construction is estimated between \$500,000.00 and \$1,000,000.00. The range is established per Federal Acquisition Regulation Subpart 36.2.

This project will be 100% Airport cash funded.

Schedule

The contract award is anticipated in August 2025, with an expected 50 calendar days of work to complete the project.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval a Delegation of Authority to the IAA Executive Director to approve a Construction Contract for Rehabilitate Airport Roads & Lots - 2025 at Indianapolis International Airport



BOARD MEMO – AMENDMENT

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: August 8, 2025

Board Date: August 15, 2025

Subject: Approve Amendment No. 6 with CSO, Inc. for the Terminal Connected Airport Hotel (a/k/a Westin Indianapolis Airport Hotel) project at the Indianapolis International Airport (Project No. I-21-060)

Background

On February 21, 2025, the Indianapolis Airport Authority (“IAA”) Board of Directors (“Board”) approved the project budget of \$205,850,000.00 for the Westin Indianapolis Airport hotel project. In conjunction with this approval, the IAA Board approved Amendment 5 to the contract with CSO Inc. (“CSO”) which authorized an extension of time in their contract to continue providing architectural and design services and construction inspection services through December 31, 2028. The amended contract with CSO did not include a corresponding increase in compensation for the remainder of CSO’s work.

The \$205,850,000.00 project budget approved by the IAA Board authorized an additional \$1,400,000.00 in fees to cover the additional work CSO was to perform. Since February, IAA staff and the Louderback Group have worked to finalize the services CSO will perform through the balance of the project and the expected cost. The services will include construction administration, drawing revisions and coordination of furniture, fixtures and artwork. These services are crucial to ensuring that the hotel infrastructure meets required standards regarding safety, quality, and compliance with legal and contractual obligations. The team projects that the balance of this work will cost \$1,990,000.00, an increase of \$590,000.00 over the estimated cost contained in the budget approved by the IAA Board. The additional \$590,000.00 is funded through savings the project team has achieved in the approved professional services budget.

Scope

CSO will provide continued architectural and design services and construction inspection services through completion of the project.

Budget

The CSO contract Amendment No. 6 is an amount not-to-exceed \$1,990,000.00 and will be funded entirely through the approved Budget for the Terminal Connected Airport Hotel project. This addition increases the total budget for CSO's work to \$9,038,724.50.

Schedule

Contract award is anticipated August 18, 2025, with a contract expiration date of December 31, 2028.

Recommendation

The IAA Staff recommends that the IAA Board of Directors consider for approval Amendment No. 6 to the Professional Services Contract with CSO, Inc. to provide continued architectural and design services and construction inspection services for the Westin Indianapolis Airport Hotel project at the Indianapolis International Airport in an amount not-to-exceed \$1,990,000.00 (fees and expenses).



BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: August 8, 2025

Board Date: August 15, 2025

Subject: Approve a Professional Services Contract with Reliance Engineering, LLC for the Terminal Connected Airport Hotel (a/k/a Westin Indianapolis Airport Hotel) project at the Indianapolis International Airport (Project No. I-21-060)

Background

On February 21, 2025, the Indianapolis Airport Authority (“IAA”) Board of Directors (“Board”) approved the overall project budget of \$205,850,000.00 for the Westin Indianapolis Airport hotel project. In conjunction with this approval, the Board authorized several key contracts: Shiel Sexton as the Construction Manager as Constructor (CMc); Wischermann Partners as the hotel operator; CHM Warnick as the asset manager; R-W Purchasing Partners for the procurement of FF&E and OS&E; Allbridge for the purchase and installation of IT equipment; The Louderback Group as the Owner’s representative during construction and through completion; and an extension of the contract with CSO for continued design services. The Board also approved a revised franchise agreement with Marriott.

In addition to the contracts already secured, the hotel project will require professional commissioning services. On July 19, 2024, the IAA issued a Request for Qualifications (RFQ) for LEED Commissioning Services to two providers. Both firms submitted Statements of Qualifications (SOQs), which were independently reviewed and ranked by a three-member IAA staff committee. Reliance Engineering, LLC (“Reliance”) was ranked as the most qualified and meets all requirements to serve as the project’s Commissioning Agent. Reliance is headquartered in Indianapolis.

Reliance will work with the project delivery team to implement a testing strategy and documentation that ensures the mechanical, electrical, plumbing, and building envelope equipment and systems operate as intended to meet the approved design, and that the facility staff are prepared to operate and maintain the new facility. In addition, Reliance’s services are required to achieve LEED Certification.

Scope

Provide professional commissioning agent services throughout the construction period and during post-occupancy of the project.

Budget

The Reliance contract is in an amount not-to-exceed \$180,160.00 and within the approved Budget for the Terminal Connected Airport Hotel project.

Schedule

Contract award anticipated August 18, 2025, with a contract expiration date of June 30, 2028

Recommendation

The IAA Staff recommends that the IAA Board consider for approval a professional services contract with Reliance Engineering, LLC to provide commissioning agent services for the Westin Indianapolis Airport Hotel project at the Indianapolis International Airport in an amount not-to-exceed \$180,160.00 (fees and expenses).

IAA BOARD APPOINTMENTS

Board Member:	Appointment Date:	Appointed By:	Expires:
Barbara Glass	01/30/2024	Mayor's Office	12/31/2027
Eric Dozier	02/15/2023	Mayor's Office	12/31/2026
Toby McClamroch	01/01/2025	Mayor's Office	12/31/2028
Mamon Powers III	01/01/2025	Mayor's Office	12/31/2028
Jeffrey Gaither	09/15/2021	Mayor's Office	12/31/2025
Tamika Catchings	08/16/2022	Mayor's Office	06/30/2026
Brett Voorhies	02/05/2024	City-County Council (Indianapolis)	12/31/2027
Kurt Schleiter	01/07/2025	Hancock County	12/31/2027
Duane Gibbs	12/26/2022	Hendricks County	12/31/2026
Steven Dillinger	01/01/2024	Hamilton County	12/31/2027
Ryan Goodwin	01/03/2023	Morgan County	12/31/2026

Officers:	Position:	Appointment Date:	Appointed by:	Expires:
Barbara Glass	President	1/17/2025	IAA Board	12/31/2025
Steve Dillinger	Vice President	1/17/2025	IAA Board	12/31/2025
Mamon Powers	Secretary	1/17/2025	IAA Board	12/31/2025
Brian J. Tuohy, Esq.	IAA Board Counsel	1/17/2025	IAA Board	12/31/2025
Robert Thomson	Treasurer	1/17/2025	IAA Board	12/31/2025