

A DECADE+ OF EXCELLENCE

INDIANAPOLIS INTERNATIONAL AIRPORT

IAA Board of Directors Meeting Agenda

June 20, 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 May 16, 2025.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Introduction** for **General Ordinance No. 02-2025** regarding the 2026 Budget Ordinance as described in **Board Memo BP2025-06-01.**
 - b) **Consider for Approval and Adoption** **Resolution No. 05-2025** for the Aeronautical Land Use Policy, as described in **Board Memo BP2025-06-02.**
 - c) **Consider for Approval and Adoption** **Resolution No. 06-2025** for the Lease Agreement with Comlux Realty, LLC. for use of IMC Hangar 1B for a period of three (3) years beginning September 1, 2025, through August 31, 2028, as described in **Board Memo BP2025-06-03.**
- IV. **Board Reports**

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

Consider for approval, the individual items on **IAA General Agenda dated June 20, 2025.**
- VI. **Staff Reports**
 - a) Executive Director’s Report (Submitted in writing)
 - i. 1st Quarter Core Value Award Winners
 - ii. IU Indianapolis Peterson Fellow and McKinney Climate Fellow
 - iii. Record-breaking Month of May/Memorial Day Passenger Traffic
 - iv. Planning & Development - Engineering Excellence Award
- VII. **Other Reports and Updates**
 - a) **Board Communications:** ***Next Meeting: Friday, July 18, 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 May 16, 2025, in the Airport's Board Conference Room at Indianapolis International Airport. President Glass asked for a roll call attendance. The following Board Members attended in person:

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

Barbara Glass, President
Steve Dillinger, Vice President
Mamon Powers, Secretary – not attending
Kurt Schleiter, Member – attending remotely
Jeffrey Gaither, Member
Duane Gibbs, Member – not attending
W. Tobin McClamroch, Member
Eric Dozier, Member
Ryan Goodwin, Member
Brett Voorhies, Member
Tamika Catchings, Member
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
Jonathan Weinzapfel, General Counsel
Rachel Stevens, Sr. Director of Human Resources
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, Strategic Alliance – attending remotely

APPROVAL OF MINUTES

President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Mr. McClamroch. 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 April 18, 2025, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

President Glass called upon Rachel Stevens, Sr. Dir. of Human Resources, to present for approval and adoption Resolution No. 04-2025, completing the annual review of the existing IAA’s Business Expense and Travel Policy that has been reviewed and recommended by the Finance and Audit Committee as described in [**Board Memo BP2025-05-01**](#). President Glass asked for a

motion for approval of [BP2025-05-01](#). A motion for approval was made by Mr. McClamroch and seconded by Mr. Gaither. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-05-01](#).

BOARD REPORTS

Board President's Report - None

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED May 16, 2025:

President Glass called upon Marsha Wurster, Sr. Dir. of Commercial Enterprise, to present for consideration and approval, [BP2025-05-02](#), the First Amendment to Land and Building Lease Agreement with Hangar, LLC. for modifications to the rental obligations and extension of Term for a period of five (5) years expiring on May 31, 2030, with one 5-year renewal term. President Glass asked for a motion for approval of [BP2025-05-02](#). A motion for approval was made by Mr. Voorhies and seconded by Ms. Catchings. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-05-02](#).

President Glass then called upon Ms. Wurster to present for consideration and approval, [BP2025-05-03](#), Addendum No. 1 to Amended and Restated Land and Special Facility Lease Agreement with Federal Express Corporation for the use of IMC Hangar 1A and Composite Shop space for the period June 1, 2025, through December 31, 2025. Ms. Wurster asked for a delegation of authority from the Board so that Executive Director Rodriguez can sign the Agreement once it is ready for signature. President Glass asked for a motion for approval of [BP2025-05-03](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. Dillinger. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-05-03](#).

President Glass then called upon Keith Berlen, Sr. Dir. of Operations, Maintenance & Public Safety, to present for consideration and approval, [BP2025-05-04](#), the purchase of two (2) new tandem axle plow trucks with radial dump spreaders (RDSs) from Rush Truck Centers of Indiana, Inc., under Project I-25-026, Snow Equipment Replacement Program, in an amount not-to-exceed of \$707,776.00. President Glass asked for a motion for approval of [BP2025-05-04](#). A motion for approval was made by Mr. Voorhies and seconded by Ms. Catchings. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to [BP2025-05-04](#).

President Glass then called upon Mr. Berlen, to present for consideration and approval, [BP2025-05-05](#), an award of contract for the upgrade and management of the Terminal Fire Alarm System to New Era Technology in an amount not to exceed \$917,017.00. New Era Technology was the lowest responsive and responsible bidder. President Glass asked for a motion for approval for [BP2025-05-05](#). A motion for approval was made by Mr. Gaither and seconded by Mr. Dillinger.

There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleiter, all other members stating, "Aye," approval was given to [BP2025-05-05](#).

President Glass then called upon Jarod Klaas, Sr. Director of Planning & Development, to present for consideration and approval, [BP2025-05-06](#), a professional services contract with WSP USA, Inc. for TNC Terminal Access Lanes at Indianapolis International Airport in an amount not-to-exceed \$168,896.41 (fees and expenses). President Glass asked for a motion for approval for [BP2025-05-06](#). A motion for approval was made by Mr. Goodwin and seconded by Mr. McClamroch. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleiter, and all other members stating, "Aye," approval was given to [BP2025-05-06](#).

President Glass then called upon Mr. Klaas to present for consideration and approval, [BP2025-05-07](#), an award of contract for Storm Structure Repairs – Indy Regional at Indianapolis Regional Airport to Evans Development Co., Inc. d.b.a. EDCO in an amount not-to-exceed \$318,120.00 plus a 10% construction reserve of \$31,812.00 for a total of \$349,932.00. Evans Development Co., Inc. d.b.a. EDCO was the lowest responsive and responsible bidder. President Glass asked for a motion for approval for [BP2025-05-07](#). A motion for approval was made by Mr. Dillinger and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleiter, and all other members stating, "Aye," approval was given to [BP2025-05-07](#).

President Glass then called upon Jonathan Weinzapfel, General Counsel, to present for consideration and approval, [BP2025-05-08](#), a Professional Services Contract with The Louderback Group (TLG) for the Terminal Connected Airport Hotel at the Indianapolis International Airport in an amount not-to-exceed \$3,993,600.00 (fees and expenses). President Glass asked for a motion for approval for [BP2025-05-08](#). A motion for approval was made by Ms. Catchings and seconded by Mr. Dozier. There being no discussion, President Glass asked for a roll call vote, and with all other members stating, "Aye," approval was given to [BP2025-05-08](#).

STAFF REPORTS

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

Executive Director Rodriguez recognized the IAA employees below for their accomplishments.

- i. Visit Indy ROSE Award Winner – Jennifer Condon
- ii. IBJ Forty Under 40 Winner - Maggie Cunningham
- iii. Everyday Safety Hero Award, Governor's Workplace Safety Awards - Michael Hammond
- iv. Recycled Runway: Sustainable Fashion Display
- v. Aer Lingus Launch IND-DUB
- vi. HC Tavern + 1933 Lounge by St. Elmo

Other Reports/Updates

- a) Board Communications: Next Meeting: Friday, June 20, 2025, at 8:00am.

ADJOURNMENT

Meeting adjourned at 8:20am.

Meeting Recording:

The May 16, 2025 Indianapolis Airport Board of Directors meeting is available to stream via the link:

<https://zoom.us/rec/share/Ql7xiuE9GkQfffy2718B1v0mowr9PoVkBzVwz7EDt33XviZlIMoImvufgae9I3JA.NYTqVIIk-YkINSDH>

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INDIANAPOLIS AIRPORT AUTHORITY *

By: _____
Barbara Glass, President

By: _____
Mamon Powers III, Secretary

DATED: June 20, 2025

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



BOARD MEMO – 2026 BUDGET ORDINANCE

To: IAA Board of Directors

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

Date: June 5, 2025

Board Date: June 20, 2025

Subject: 2026 Budget Ordinance No. 02-2025

Attached is the draft template of the 2026 Budget Ordinance No. 02-2025. Currently, details of the draft 2026 Budget are being finalized. This Budget Ordinance, when adopted, will set the maximum appropriation (expenditure) levels for 2026.

The budget process requires an introduction, an initial hearing and presentation, and the final hearing and adoption of the Budget by August 31, 2025. On June 20, 2025, the Board meeting will be the verbal introduction of the Ordinance. The Ordinance is introduced, and no details are discussed or presented.

The 2026 Airport System Fund Budget (which includes the Operating Budget) and Capital Improvement Budget assumptions will be reviewed in detail with the Finance and Audit Committee (“FAC”) on June 20, 2025. The FAC budget review meeting is purposely conducted in advance of the Initial Public Hearing on the Budget, scheduled for the July 18, 2025, Board meeting. The Final Hearing on the 2026 Budget will be held on August 15, 2025, at which time the Board will be asked to adopt the 2026 Budget Ordinance.

The Indianapolis City-County Council (Council) requires the Board to adopt the 2026 Budget Ordinance by August 31, 2025. The Municipal Corporations Committee of the Council (Committee) will hold a hearing in September 2025 to review the IAA’s adopted 2026 Budget, and the Council will approve the budget in October 2025.



Indianapolis Airport Authority

BOARD MEMO – AERONAUTICAL LAND USE POLICY RESOLUTION

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: June 5, 2025

Board Date: June 20, 2025

Subject: IND Aeronautical Land Use Policy; Resolution No. 05-2025

Background

In November 2014, the IAA adopted a strategic Land Use Initiative (“Initiative”) via Resolution No. 12-2014, which objective of the Initiative was to sell land the IAA determined, after an extensive analysis, was no longer needed for IND and its aeronautical purposes and could better serve the greater community by placing this land back onto the tax rolls therein driving economic growth, job creation and by divesting itself of non-strategic land holdings, strengthen the Authority’s bottom line.

Since the inception of the Initiative, the IAA has successfully divested approximately 2,888 acres of land, generating approximately \$82M in sale proceeds. This \$82M figure has both restricted funds associated with FAA Grant Funding as well as unrestricted cash. These sale proceeds have been utilized in the IAA’s Capital Improvement Program for various projects including an additional seven overnight aircraft parking positions, M2 taxiway connector to Runway 14-32 at IND, and most recently, in excess of \$40M in land proceeds to be invested into the new, terminal connected Westin Indianapolis Airport Hotel.

Less than 150 acres remain to be sold as part of the Initiative. The first attachment to this Board Memo shows those 150 acres in red. Staff are currently working with prospective purchasers for portions of that remaining ground.

The remainder of this Board Memo is associated with the land that will remain a part of Indianapolis International Airport, or better said, aeronautical land that either directly or indirectly supports the operation of IND.

Aeronautical Land Use Policy

After a complete divestiture of designated land associated with the Initiative, IND will have an approximate 6,250 acres of land as shown in the second attachment to this Board Memo for the operation and continued growth of aeronautical activities at IND.

The purpose of this Board Memo is to bring forward the concept of protecting the IAA's remaining land at IND for aeronautical purposes. As the Properties Department does take inquiry from time to time into non-aeronautical developmental purposes, the consistent message provided back to the inquiry is the IAA's long term land holdings are for aeronautical purposes.

By preserving these identified properties for aeronautical-related purposes, the IAA will ensure future growth and expansion opportunities for IND for decades to come. To solidify the Authority's intended use for this land Staff is suggesting the adoption of an "Aeronautical Land Use Policy" which is attached to this Board Memo.

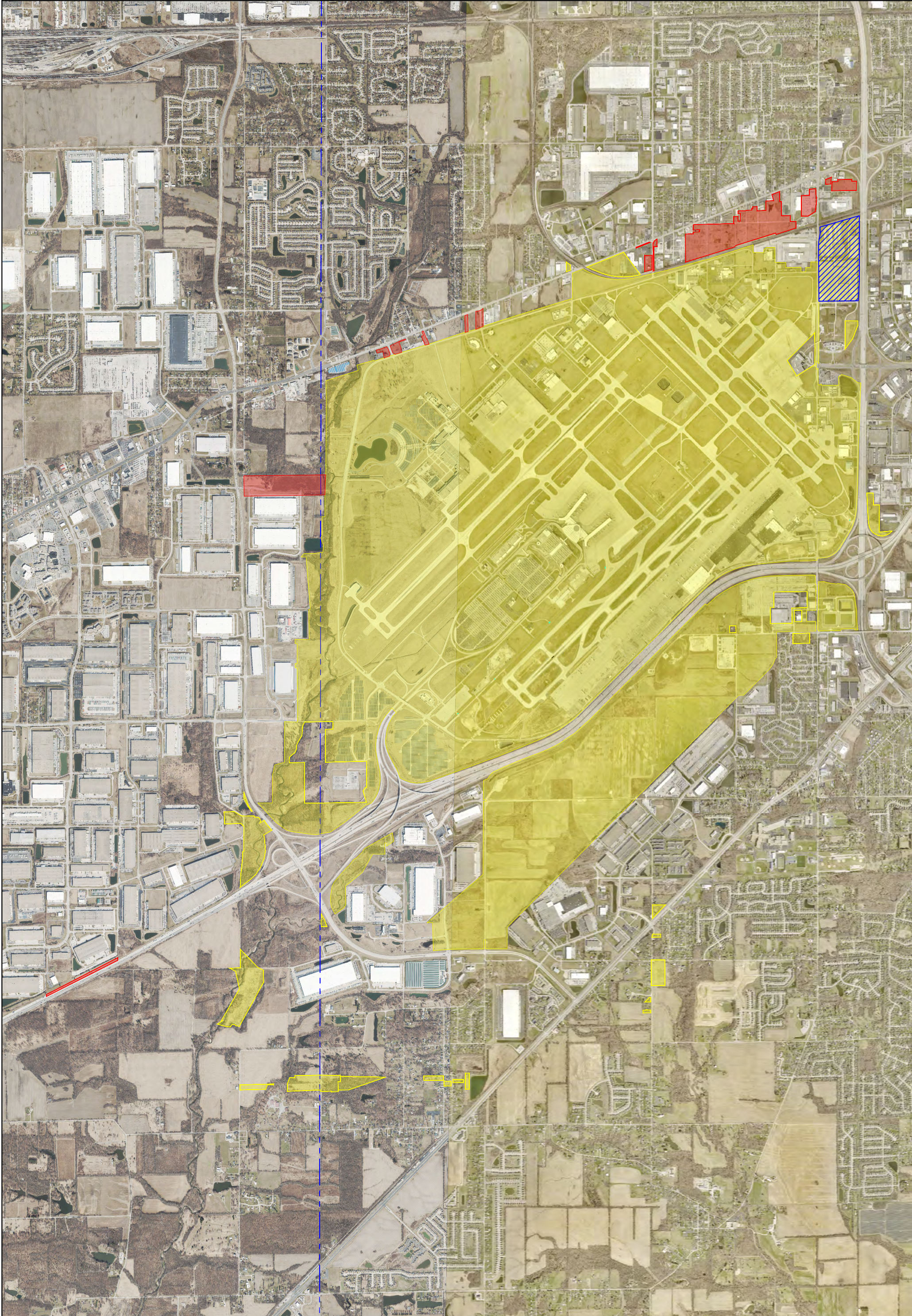
Under the Aeronautical Land Use Policy, the IAA will designate the prescribed acreage in this Board Memo as exclusive for aeronautical uses or in support of aeronautical uses. Under the Aeronautical Land Use Policy (Resolution No. 05-2025), this land will be available for aeronautical development and leasing opportunities only. Due to the close proximity to the airfield, the development and leasing of this land shall be closely controlled by the IAA to maintain the integrity of the Policy's directives.

Going forward, a proposed deviation of the Policy, in essence, a non-aeronautical use, will require Staff to come before the IAA Board to discuss the subject matter on its own merits. Included in this process will be Staff recommendation on a per subject basis.

Note: Any deviation from an aeronautical use will require the IAA to work with the FAA on a "release of aeronautical obligations" which is a lengthy matter to bring to fruition.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval and adoption, Resolution No. 05-2025, "Aeronautical Land Use Policy".



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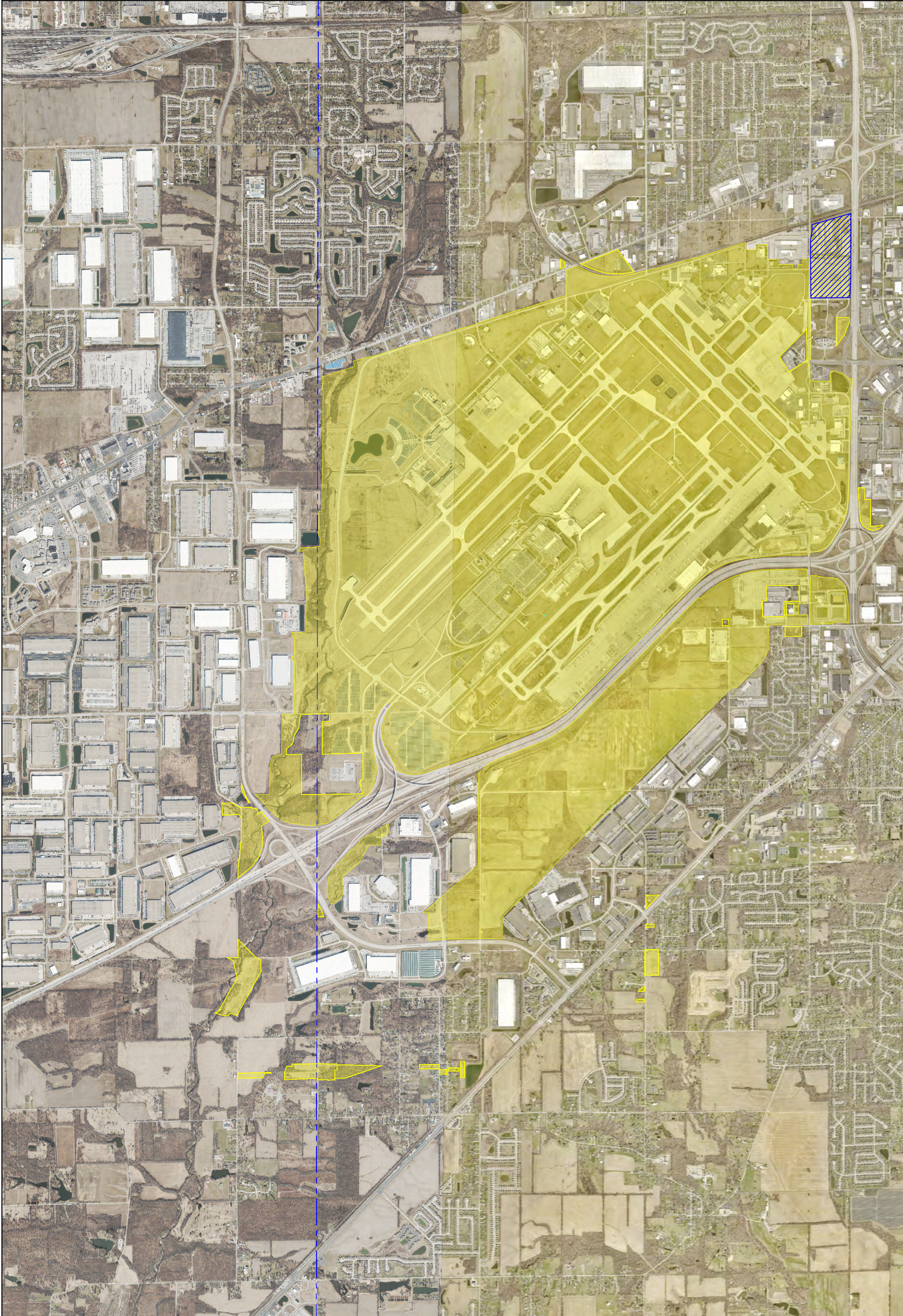
INDIANAPOLIS INTERNATIONAL AIRPORT

IAA PROPERTY LAND MAP

JUNE 20, 2025

- = Aeronautical Use - Approximately 6,250 Acres
 - = Non-Aeronautical Use - Approximately 150 Acres
 - = Infosys Option Area - 72.704 Acres
- Total Approximate Acres = 6,400**




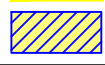


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INDIANAPOLIS INTERNATIONAL AIRPORT

AERONATICAL LAND USE MAP

JUNE 20, 2025

-  = Approximately 6,250 Acres
-  = Infosys Option Area - 72,704 Acres





BOARD MEMO- LEASE AGREEMENT WITH COMLUX REALTY, LLC.

To: IAA Board of Directors
From: Marsha Wurster, Sr. Director of Commercial Enterprise
Date: June 2, 2025
Board Date: June 20, 2025
Subject: Lease Agreement with Comlux Realty, LLC. (“Comlux”) and Resolution No. 06-2025

Background:

Comlux, an aircraft completion and service center, has been a business partner of the IAA beginning in October 2009 via a sublease of space at Signature Flight Support. Subsequently, Comlux entered into a land lease agreement to construct a new wide body hangar in August 2011.

Most recently, Comlux has recently been awarded a new contract to complete the interiors of 13 custom VIP Airbus A321neo aircraft, which will be leased by the NBA for team transportation. These charter flights will be operated by Delta Air Lines.

With their widebody hangar being completely utilized (Building #21 on South High School Road), Comlux came to the IAA seeking additional hangar space, to which only one solution was available: the Indianapolis Maintenance Center (“IMC”).

Initial aircraft deliveries are expected to begin in September 2025 and continue for three (3) years. To accommodate the duration and scope of this contract, Comlux will operate out of Hangar 1B at the IMC to accommodate the completion work for these aircraft.

IAA staff and Comlux have agreed to lease Hangar 1B, with a leased area totaling 55,120 sq. ft., beginning September 1, 2025 through August 31, 2028 to support this contracted work.

Scope:

Staff request the IAA Board execute Resolution No. 06-2025 and the Lease Agreement with Comlux Realty, LLC. for a term of three (3) years.

Schedule:

June 20, 2025: IAA Board approval of Resolution No. 06-2025 and the Lease Agreement with Comlux Realty, LLC.

Revenue:

September 1, 2025 through August 31, 2028

Total Leased Area: 55,120 sq. ft. X \$12.00 per square foot = \$661,440.00 annually
Payable monthly @ \$55,120.00

Operating Costs:

IAA is responsible for aircraft aprons, exterior Facility walls and foundations, roof, drains, gutters and all exterior structural parts to the Facilities, HVAC, electrical (to the breaker panel), mechanical and plumbing systems (to the first clean-out).

IAA annual expenses are expected to increase by an estimated \$130,000.00. Expenses are mainly for building maintenance and utilities.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Resolution No. 06-2025 and the Lease Agreement with Comlux Realty, LLC. for use of IMC Hangar 1B for a period of three (3) years beginning September 1, 2025, through August 31, 2028.



**IAA Board Meeting
General Agenda
June 20, 2025**

General:

BP2025-06-04

Consider for approval a Foreign Trade Zone (FTZ) Operator Agreement and the issuance of a Grantee Sponsorship Letter with General Electric Company d/b/a GE Aerospace, to facilitate access to the federal FTZ program and remain globally competitive.



**BOARD MEMO – GENERAL ELECTRIC COMPANY
D/B/A GE AEROSPACE
FOREIGN TRADE ZONE (FTZ) OPERATOR AGREEMENT & GRANTEE
SPONSORSHIP LETTER**

To: IAA Board of Directors
From: Marsha Wurster, Sr. Director of Commercial Enterprise
Date: June 3, 2025
Board Date: June 20, 2025
Subject: FTZ Operator Agreement & Grantee Sponsorship Letter (GSL) with General Electric Company (GE) d/b/a GE Aerospace

Background

General Electric Company d/b/a GE Aerospace has requested access to the Foreign Trade Zone (FTZ) program to leverage the financial and logistical benefits offered through the federal trade initiative to remain globally competitive.

GE Aerospace is a global manufacturer and supplier of commercial aerospace propulsion products for multiple products and applications.

GE Aerospace is seeking FTZ designation at its facility in Tippecanoe County, located at 3700 US Highway 2 South, Lafayette, IN. The facility currently consists of two buildings: 230,400 square feet in the first building and 10,080 square feet in the second. Both are set on a 50.912-acre campus.

GE Aerospace currently employs 200 Full-time employees (FTE) GE Aerospace staff and 100 FTE contractors at this site and has an annual payroll of over \$29.1 M.

Scope

Staff requests the IAA Board execute the FTZ Operator Agreement and issue a Grantee Sponsorship Letter with General Electric Company d/b/a GE Aerospace.

Schedule

May 20, 2025: GIFTZ Board reviewed General Electric Company d/b/a GE Aerospace’s request and recommended approval of FTZ sponsorship.

June 20, 2025: Upon approval, IAA Board execution of the FTZ Operator Agreement and Grantee Sponsorship Letter with General Electric Company d/b/a GE Aerospace.

Revenue and/or Operating Cost Implications

Revenue:

Grantee fees are publicly posted in the Zone Schedule (FTZ rates & charges document).

General Electric Company d/b/a GE Aerospace is anticipated to pay \$42,000.00 annually for grantee fees which fees are dependent on the amount of space activated.

Operating Cost:

Annual direct costs associated with the Operating Agreement equate to \$5,200.00 to service this account.

Decision Making Process / Alternatives

- To execute the FTZ Operator Agreement and issue the Grantee Sponsorship Letter, as requested by General Electric Company d/b/a GE Aerospace.
- To not execute the FTZ Operating Agreement and not issue the Grantee Sponsorship Letter; however, this would leave General Electric Company d/b/a GE Aerospace without FTZ sponsorship of their distribution & manufacturing site that is located within the Authority's FTZ service area.

Recommendation

Consider for approval an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with General Electric Company d/b/a GE Aerospace, to facilitate access to the federal FTZ program and remain globally competitive.

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