



IAA Board of Directors Meeting Agenda

June 26, 2026

8:00 AM

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

- I. **Call to Order**
- II. **Approval of Minutes of the IAA Board’s Meeting of May 15, 2026.**
- III. **Ordinances, Resolutions, and Public Hearings**
 - a) **Introduction** of **Ordinance No. 02-2026**, for the Indianapolis Airport Authority Subordinate Securities, Series 2026A supplemental bond ordinance, as described in **Board Memo BP2026-06-01**.
 - b) **Introduction** of **Ordinance No. 03-2026**, Concerning the 2027 Budget Appropriations, as described in **Board Memo BP2026-06-02**.
 - c) **Introduction** of **Ordinance No. 04-2026**, supplement to the IAA’s Master Bond Ordinance (01-2026), authorizing the issuance by IAA of one or more series of refunding senior lien revenue bonds, as described in **Board Memo BP2026-06-03**.
- IV. **Board Reports**
 - a) Board President’s Report
- V. **Official Actions**
 - a) Consider for approval the items on the **General Agenda dated June 26, 2026**.
- VI. **Staff Reports**
 - a) Executive Director’s Report (Submitted in writing)
 - i. Summer Student Learners
 - ii. Rachel Stevens, NACE Employer Recruiting Champion Award
 - iii. Sean O’Dell, Conexus Rising 30
 - iv. Month of May Recap
 - v. Air Tech Parkway East
 - vi. IND Hotel Topping Out Ceremony
- VII. **Other Reports and Updates**
 - a) **Board Communications:** *Next Meeting: Friday, July 17, 2026, 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 15, 2026, 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
Mamon Powers, Secretary
Kurt Schleiter, Member
Jeffrey Gaither, Member
Duane Gibbs, Member
W. Tobin McClamroch, Member
Eric Dozier, Member
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
Jonathan Weinzapfel, General Counsel
Robert Thomson, Sr. Director of Finance
Drew Genneken, Director of Planning and Development
Reid Goldsmith, Sr. Director of Information Technology
Marsha Wurster, Sr. Director of Commercial Enterprise
Holli Harrington, Sr. Director of Strategic Alliance
Megan Carrico, Sr. Director Public Affairs

APPROVAL OF MINUTES

President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Ms. Catchings. 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 17, 2026, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

President Glass called upon Robert Thomson, Sr. Director of Finance, to present for consideration and approval, Resolution No. 06-2026, declaring the official intent to reimburse certain capital costs with future tax-exempt debt borrowings, as described in **Board Memo BP2026-05-01**. President Glass asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. After brief discussion, President Glass asked for a roll call vote, and with all members stating "Aye," unanimous approval was given to **BP2026-05-01**.

President Glass then called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for public hearing, a Real Estate Sale Agreement with Pace Property Holdings, LLC, for the sale of land consisting of approximately 21.996 acres located along Airtech Parkway East in Plainfield, Indiana, for a total sale amount of \$2,700,602.89 as described in **Board Memo BP2026-05-02**. At the conclusion of the presentation, President Glass opened the public hearing. There being no public comments, President Glass closed the public hearing. She then asked for a motion for approval. A motion for approval was made by Mr. Gibbs 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 **BP2026-05-02**.

BOARD REPORTS

President's Report -- None

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED MAY 15, 2026:

President Glass called upon Mr. Thompson to present for approval **BP2026-05-03**, the Independent Auditor's Report and Financial Statements, as well as the Forvis Mazars Report to the Board of Directors, Finance and Audit Committee, and Management, as presented for the year ended December 31, 2025, as reviewed, approved, and recommended by the Finance and Audit Committee. President Glass asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2026-05-03**.

President Glass then called upon Ms. Wurster to present for consideration and approval, **Board Memo BP2026-05-04**, a Land Lease Agreement with the City of Fishers for a twenty-year term commencing July 1, 2026, through June 30, 2046, with an Option to Renew of ten (10) years, ending June 30, 2056 for the establishment and operation of an Urban Farm. President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2026-05-04**.

President Glass called upon Ms. Wurster to present for consideration and approval, **Board Memo BP2026-05-05, Action Item #1**, an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Legacy Supply Chain Services to facilitate access to the federal FTZ program.

President Glass called upon Ms. Wurster, to present for consideration and approval, **Board Memo BP2026-05-05, Action Item #2**, an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Radial, Inc., to facilitate access to the federal FTZ program.

President Glass called upon Ms. Wurster, to present for consideration and approval, **Board Memo BP2026-05-05, Action Item #3**, an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Yaraghi, LLC to facilitate access to the federal FTZ program. President Glass then asked for a motion to approve **Action Items #1, #2 and #3**. A motion

for approval was made by Mr. Gaither and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2026-05-05**.

President Glass then called upon Reid Goldsmith, Sr. Director of IT, to present for consideration and approval, **Board Memo BP2026-05-06**, an award of contract for the project to Upgrade Oracle and PROPworks Management Software to Vigilant Technologies LLC in an amount not-to-exceed \$294,030.00. President Glass asked for a motion for approval. A motion for approval was made by Mr. Voorhies and seconded by Mr. McClamroch. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2026-05-06**.

President Glass then called upon Mr. Goldsmith to present for approval, **BP2026-05-07**, an award of contract for Refurbish and Upgrade Blue Emergency Phones at Indianapolis International Airport to Gibson Teldata, Inc. in an amount not-to-exceed \$612,465.00 plus a 10% construction reserve of \$61,246.50 for a total of \$673,711.50. Gibson Teldata, Inc., was the lowest responsive and responsible bidder. President Glass asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Dillinger. After brief discussion, President Glass asked for a roll call vote, and with all members stating "Aye", approval was given to **BP2026-05-07**.

President Glass then called upon Mr. Klaas, Sr. Director of Planning and Development, to present for approval, **BP2026-05-08**, Amendment No. 4 with Synthesis Incorporated for GTC Drive-Thru Lanes Renovation at Indianapolis International Airport in an amount not-to-exceed \$33,931.25 (fees). President Glass asked for a motion for approval. A motion for approval was made by Mr. Powers and seconded by Mr. Voorhies. After brief discussion, President Glass asked for a roll call vote, and with all members stating "Aye", approval was given to **BP2026-05-08**.

President Glass then called upon Mr. Klaas to present for approval, **BP2026-05-09**, the Delegation of Authority to the IAA Executive Director to approve and execute a contract for construction services to the lowest responsive and responsible bidder for 5L-23R North Parallel Runway Rehabilitation at Indianapolis International Airport. This delegation will be used to meet the project's critical timeline. President Glass asked for a motion for approval. A motion for approval was made by Mr. Goodwin and seconded by Mr. Schlater. There being no discussion, President Glass asked for a roll call vote, and with all members stating "Aye", approval was given to **BP2026-05-09**.

President Glass then called upon Mr. Klaas to present for approval, **BP2026-05-10**, Amendment No. 1 to the professional Services contract with Butler, Fairman & Seufert, Inc. for Taxiway R Realignment - Design at Indianapolis International Airport in an amount not-to-exceed \$3,672,155.74 (fees). President Glass asked for a motion for approval. A motion for approval was made by Mr. Gaither and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating "Aye", approval was given to **BP2026-05-10**.

President Glass then called upon Mr. Klaas to present for approval, **BP2026-05-11**, Amendment No. 1 to the 2026 On-Call Professional Services Contract with CE Solutions, Inc., in an amount not to exceed \$50,000.00 (fees and expenses). President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Mr. Goodwin. After brief

discussion, President Glass asked for a roll call vote, and with all members stating "Aye", approval was given to **BP2026-05-011**.

Staff Reports

- a) Executive Director’s Report (Submitted in writing)
 - i. Robert Newland Jr., Visit Indy ROSE Awards Winner
 - ii. Megan Carrico, PRNews Top Women in PR & Communications Award
 - iii. INARF Celebration of Creativity Exhibit
 - iv. Come from Away at the Indiana Repertory Theatre and the 9-11 Community Story Collection
 - v. Spring Break Recap and Summer Air Service Lookahead
 - vi. A Winning Welcome for the 2026 Men’s Final Four and DII/DIII/NIT Championships

Executive Director Mario Rodriguez, called out Megan Carrico and Officer Robert Newland for recognition of their awards.

ADJOURNMENT

Meeting adjourned at 8:30am.

The May 15, 2026 Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

https://us02web.zoom.us/rec/share/GY3jEydlL3T5EIKz50DTCQkTxKIFXgK8bLFCpCiIEmZF5ww4wf0_emObrOHOL8eu.jTcdSxft9U1_FY7r

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INDIANAPOLIS AIRPORT AUTHORITY *

By: _____

Barbara Glass, President

DATED: June 26, 2026,

By: _____

Mamon Powers III, Secretary

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



BP2026-06-01

BOARD MEMO – SUPPLEMENTAL BOND ORDINANCE

To: IAA Board of Directors

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

Date: June 12, 2026

Board Date: June 26, 2026

Subject: Introduction of General Ordinance No. 02-2026

General Ordinance No. 02-2026 is a supplement to the IAA’s Master Bond Ordinance (01-2026), authorizing the issuance by IAA of one or more series of additional subordinated revenue bonds to fund specific capital projects and, depending on market conditions, refund existing bonds for net present value savings. IAA will use the Indianapolis Local Public Improvement Bond Bank as the conduit issuer.

In July, Authority staff will discuss the structure of the anticipated credit facility and the budgeted projects to be financed, the possibility of refunding existing senior lien bonds for net present value savings, hold a public hearing on the adoption of the above-referenced Ordinance, and request that the Board vote to adopt the Ordinance as presented.



BP2026-06-02

BOARD MEMO – 2027 BUDGET ORDINANCE

To: IAA Board of Directors

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

Date: June 12, 2026

Board Date: June 26 2026

Subject: 2027 Budget Ordinance No. 03-2026

Attached is the draft template of the 2027 Budget Ordinance No. 03-2026. Currently, details of the draft 2027 Budget are being finalized. This Budget Ordinance, when adopted, will set the maximum appropriation (expenditure) levels for 2027.

The budget process requires an introduction, an initial hearing and presentation, and the final hearing and adoption of the Budget by August 31, 2026. The budget is verbally introduced at the June 26, 2026, Board meeting, and no details are discussed or presented.

The 2027 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 26, 2026. The FAC budget review meeting is purposely conducted in advance of the Public Hearing on the Budget, scheduled for the July 17, 2026, Board meeting. The adoption of the 2027 Budget Ordinance will be considered by the Board on August 21, 2026.

The Indianapolis City-County Council (Council) requires the Board to adopt the 2027 Budget Ordinance by August 31, 2026. The Municipal Corporations Committee of the Council (Committee) will hold a hearing in September 2026 to review the IAA's adopted 2027 Budget, and the Council will approve the budget in October 2026.



BP2026-06-03

BOARD MEMO – SUPPLEMENTAL BOND ORDINANCE

To: IAA Board of Directors
From: Robert Thomson, Sr. Director of Finance/Treasurer
Date: June 12, 2026
Board Date: June 26, 2026
Subject: Introduction of General Ordinance No. 04-2026

General Ordinance No. 04-2026 is a supplement to the IAA's Master Bond Ordinance (01-2026), authorizing the issuance by IAA of one or more series of refunding senior lien revenue bonds. IAA will use the Indianapolis Local Public Improvement Bond Bank as the conduit issuer.

In July, Authority staff will describe the existing bonds eligible to be refunded, explain that execution of a refunding is contingent on achieving sufficient net present value savings, hold a public hearing on the adoption of the above-referenced Ordinance, and request that the Board vote to adopt the Ordinance as presented.



**IAA Board Meeting
General Agenda
June 26, 2026**

General:

- BP2026-06-04** **Consider for approval** On-Airport Memorandum of Agreement with The United States of America Department of Transportation, Federal Aviation Administration for a twenty (20) year term commencing October 1, 2026 through September 30, 2046.
- BP2026-06-05** **Consider for approval** a Land and Building Lease Agreement with Simon Hangar, LLC. for a five (5) year term commencing July 1, 2026 through June 30, 2031 with three (3) five-year renewal terms.
- BP2026-06-06** **Consider for approval** an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Mochila Fulfillment, LLC to facilitate access to the federal FTZ program.

Capital:

- BP2026-06-07** **Consider for approval** Change Order No. 5 (Final and Balancing) with William Charles Construction Company, LLC for the Airtech Parkway Extension project at Indianapolis International Airport in an amount not-to-exceed \$250,204.04.
- BP2026-06-08** **Consider for approval** an award of contract for Col. H. Weir Cook Parking Capacity Dynamic Signage at Indianapolis International Airport to Michiana Contracting, Inc. in an amount not-to-exceed \$1,581,910.00 plus a 10% construction reserve of \$158,191.00 for a total of \$1,740,101.00. Michiana Contracting, Inc. was the lowest responsive and responsible bidder.
- BP2026-06-09** **Consider for approval** an award of contract for Re-Bid of VALE 2025 GSE Charging for Concourses at Indianapolis International Airport to ERMCO, Inc. in an amount not-to-exceed \$3,474,900.00 plus a 10% construction reserve of \$347,490.00 for a total of \$3,822,390.00. ERMCO, Inc. was the lowest responsive and responsible bidder.
- BP2026-06-10** **Consider for approval Action 1:** an award of contract for Ready Return Parking Lot 2024 at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$5,596,000.00 plus a 10% construction reserve of \$559,600.00 for a total of \$6,155,600.00. Milestone Contractors, L.P. was the lowest responsive and responsible bidder.

Consider for approval Action 2: Change Order No. 1 of contract for Ready Return Parking Lot 2024 at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$1,098,785.20.

BOARD MEMO – ON-AIRPORT MEMORANDUM OF AGREEMENT

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: June 18, 2026

Board Date: June 26, 2026

Subject: On-Airport Memorandum of Agreement (MOA) with the United States of America Department of Transportation, Federal Aviation Administration

Background

IAA and the FAA historically have entered into Memorandums of Agreement (MOA) for the purposes of allowing the FAA to construct, operate, and maintain FAA-owned navigation, communication and weather aid facilities in various areas on the airfield of Indianapolis International Airport ("IND"). These FAA facilities are identified on IAA's Airport Layout Plan and include items such as instrument lighting system equipment, weather sensors, and navigational aids supporting runways and aircraft operations at IND. This equipment associated with the agreement is in the primary interest of safety and direct support of the ongoing operation of IND.

The current active MOA is due to expire on September 30, 2026 and the FAA is seeking to enter into a new twenty (20) year term beginning October 1, 2026.

Scope

IAA staff requests the IAA Board execute the On-Airport Memorandum of Agreement with The United States of America Department of Transportation, Federal Aviation Administration for a twenty (20) year term commencing October 1, 2026 through September 30, 2046.

Schedule

June 26, 2026: IAA Board approval of the On-Airport Memorandum of Agreement with The United States of America Department of Transportation, Federal Aviation Administration

Revenue:

As these airfield components are a part of essential services provided by the FAA, no monetary considerations are associated with this Agreement. The FAA maintains all responsibilities for establishment, operation and maintenance of the facilities.

Operating Costs:

There are no IAA operating costs associated with this MOA.

Recommendation

Consider for approval a On-Airport Memorandum of Agreement with The United States of America Department of Transportation, Federal Aviation Administration for a twenty (20) year term commencing October 1, 2026 through September 30, 2046.

BOARD MEMO – LAND AND BUILDING LEASE AGREEMENT

To: IAA Board of Directors
From: Marsha Wurster, Sr. Director of Commercial Enterprise
Date: June 18, 2026
Board Date: June 26, 2026
Subject: Land and Building Lease Agreement with Simon Hangar, LLC.

Background

The IAA originally entered into a Land Lease Agreement with Simon Hangar LLC (“Simon”) in April 1986 for the construction of a corporate hangar facility known as Building 22 located at 3050 S. High School Road. This Land Lease was later amended in 2002 when the hangar facility and apron were expanded.

The term of the Land Lease Agreement expires on June 30, 2026 and Simon desires to continue utilizing the hangar facility for its corporate flight department. IAA staff and Simon have agreed to enter into a new Land and Building Lease Agreement for the continued use of the facility.

Scope

IAA staff requests the IAA Board execute the Land and Building Lease Agreement with Simon Hangar, LLC. for a five (5) year term commencing July 1, 2026 through June 30, 2031, with three (3) five-year renewal terms to extend the Term through June 30, 2046, by mutual agreement.

Schedule

June 26, 2026: IAA Board approval of the Land & Building Lease Agreement with Simon Hangar, LLC.

Revenue:

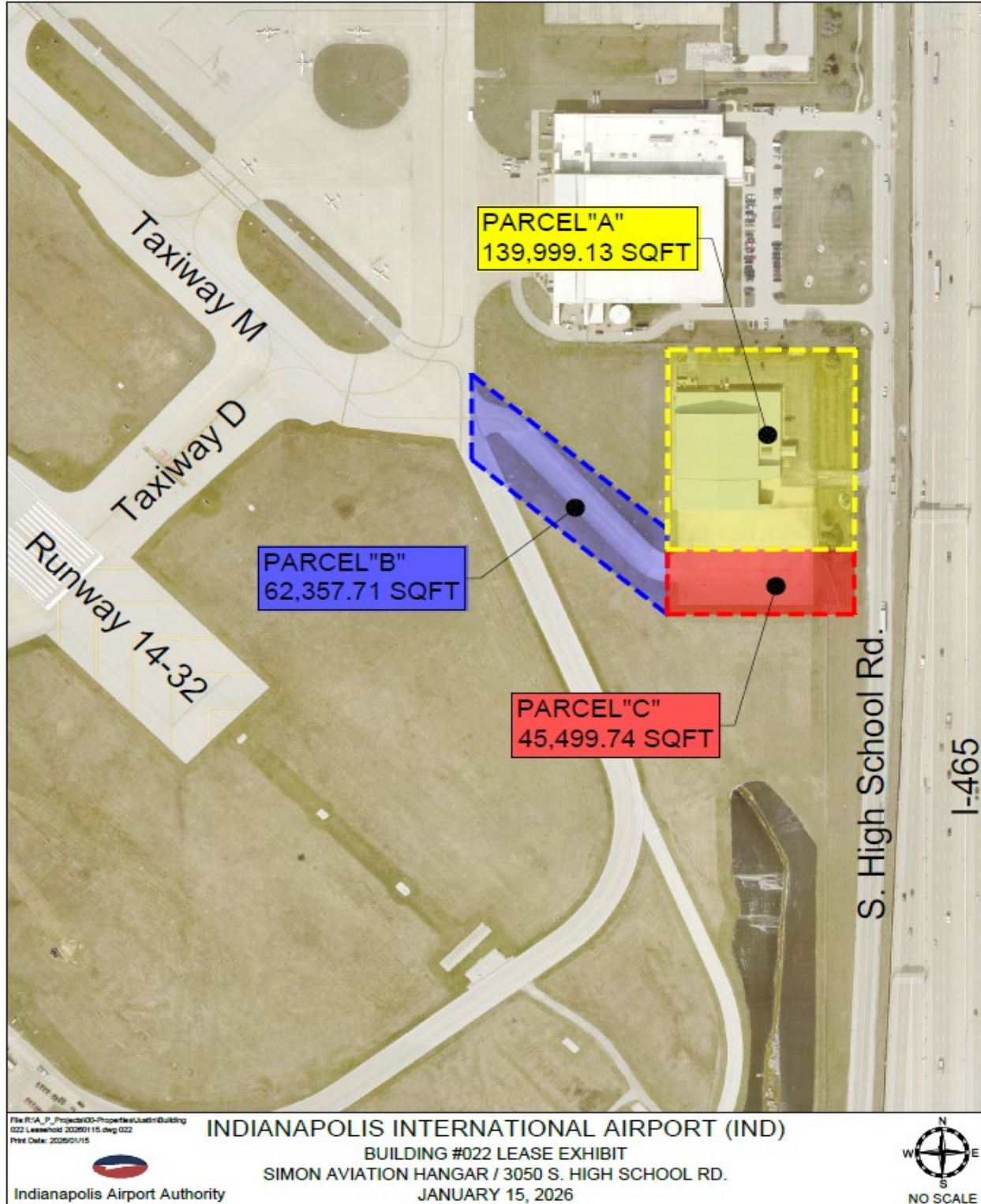
- Rental during the five-year Primary Term equates to \$384,652 annually.
 - This represents a \$20,000 increase in their current annual rental.
 - For each Renewal Term, rental will be adjusted based upon the change in CPI for the prior period, capped at 13%.

Operating Costs:

There are no IAA operating costs associated with this Land & Building Lease Agreement.

Recommendation

Consider for approval a Land and Building Lease Agreement with Simon Hangar, LLC. for a five (5) year term commencing July 1, 2026 through June 30, 2031 with three (3) five-year renewal terms.



**BOARD MEMO – MOCHILA FULFILLMENT, LLC (FTZ)
OPERATOR AGREEMENT & GRANTEE SPONSORSHIP
LETTER**

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: June 18, 2026

Board Date: June 26, 2026

Subject: FTZ Operator Agreement & Grantee Sponsorship Letter (GSL) with Mochila Fulfillment, LLC

Background

Mochila Fulfillment, LLC is a third-party logistics provider of comprehensive warehousing, fulfillment, and logistics support services to U.S. based companies engaged in retail and e-commerce distribution. Mochila Fulfillment, LLC combines extensive logistics expertise with proprietary technology capabilities, for nationally recognized home goods and apparel brands, including Balsam Hill, a company engaged in the manufacturing, marketing, and sale of seasonal decorative merchandise. Mochila Fulfillment LLC is seeking FTZ designation at their facility located within the GIFTZ service area.

Mochila Fulfillment, LLC is seeking FTZ designation at their facility, which resides in Hancock County, at 3248 N. Distribution Way, Greenfield, IN. The warehouse will be utilized for the storage and handling of merchandise owned by various customers, primarily Balsam Hill, with expectation of additional customers upon activation; with a proposed designated area of 3.01 acres or 130,900 square feet.

Mochila Fulfillment, LLC expects to commence operations with approximately 15 dedicated local FTE, with projections to increase to 35 FTE employees as operations expand, with a projected annual payroll of \$1.25 million by year-end.

Scope

Staff requests the IAA Board to execute the FTZ Operator Agreement and issue a Grantee Sponsorship Letter with Mochila Fulfillment, LLC.

Budget

Revenue

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

Mochila Fulfillment, LLC is anticipated to pay \$36,000.00 annually for Grantee fees.

Operating Cost:

Annual direct GIFTZ costs associated with the Mochila Fulfillment, LLC's Operating Agreement equate to \$5,200.00 to service this account.

Schedule

GIFTZ Board reviewed Mochila Fulfillment, LLC's request for expansion and recommended approval of FTZ sponsorship.

6: Upon approval, IAA Board execution of the FTZ Operator Agreement and Grantee Sponsorship Letter with Mochila Fulfillment, LLC.

Recommendation

Consider for approval an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Mochila Fulfillment, LLC to facilitate access to the federal FTZ program.

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: June 8, 2026

Board Date: June 26, 2026

Subject: Approve Change Order No. 05 (Final and Balancing) to the contract with William Charles Construction Company, LLC for the Airtech Parkway Extension project at Indianapolis International Airport (Project No. I-22-009)

Background

The Indianapolis Airport Authority (IAA) and Town of Plainfield (Town) were awarded a federal grant (Grant) in November 2021 in the amount of \$3,830,498.00 from the Economic Development Administration (EDA) for creating an extension to Airtech Parkway, thereby connecting Ronald Reagan Parkway and the IAA's West Perimeter Road.

The project encountered multiple unforeseen conditions and circumstances which requires an increase in the construction reserve for the project. This Change Order No. 05 will exceed the approved reserve amount by \$83,508.96. Approval of Change Order No. 05 will ensure the timely approval and close out for the project with the EDA. There are sufficient dollars within the IAA and Town of Plainfield's budgets to accommodate the funding of the additional construction reserve.

Change Order Summary

This Change Order No. 05 (Final and Balancing) covers additional unforeseen field conditions requiring additional work and winter protection, as well as accounting for final work quantities.

Budget

This Change Order No. 05 (Final and Balancing) to the William Charles Construction Company, LLC. contract is \$250,204.04, bringing the total contract value to \$5,889,308.96 and the overall project costs to \$8,022,620.14 which is within the approved 2026 Capital Budget for Airtech Parkway Extension.

The funding for this project is expected to be \$3.83M in EDA grant funds and Town of Plainfield cash funded at a 50% split with the IAA.

Revised Construction Amount

Original Construction Contract Amount		\$ 5,278,000.00
Previous Change Orders	(6.84% of contract)	\$ 361,104.92
Current Change Order No. 05	(4.74% of contract)	\$ 250,204.04
New Construction Contract Total		\$ 5,889,308.96

Project Costs

Design (including IFE)		\$ 1,483,710.90
Advertising		\$ 165.68
Material Testing and Inspection		\$ 524,834.60
Program Management		\$ 75,000.00
Other (Utility, Survey, etc.)		\$ 49,600.00
Construction Contract Amount		\$ 5,278,000.00
Previous Change Orders		\$ 361,104.92
Current Change Order No. 05 (Final and Balancing)	(4.74% of contract)	\$ 250,204.04
Revised Total Project Costs		\$ 8,022,620.14

Schedule

The contract term is extended by Change Order No. 05 to April 6, 2026 to accommodate the additional work required to address the unforeseen conditions as well as consider asphalt paving operations could not resume until the material plants reopened after winter.

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount
Original Contract March 21, 2025	Construction Term: 3/21/25 - 1/31/26	\$ 5,278,000.00
Change Order No. 1 November 25, 2025	No Change in term	\$ 127,758.20
Change Order No. 2 November 25, 2025	No Change in term	\$ 110,061.20
Change Order No. 3 January 23, 2026	No Change in term	\$ 103,928.52
Change Order No. 4 March 16, 2026	No Change in term	\$ 19,356.70
Change Order No. 5	3/21/25 - 4/6/2026	\$ 250,204.04
Revised Contract NTE		\$ 5,889,308.66

Recommendation

Staff recommends the IAA Board of Directors consider for approval Change Order No. 5 (Final and Balancing) with William Charles Construction Company, LLC for the Airtech Parkway Extension project at Indianapolis International Airport in an amount not-to-exceed \$250,204.04.



BP2026-06-08

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: June 10, 2026

Board Date: June 26, 2026

Subject: Award a Construction Contract to Michiana Contracting, Inc. for Col. H. Weir Cook Parking Capacity Dynamic Signage at Indianapolis International Airport (Project No. I-22-031)

Background

Customer Service is a top priority of the Indianapolis Airport Authority (IAA). This project includes installation of dynamic messaging signage along the entrance drive to Indianapolis International Airport (IND) to provide visitors real-time information regarding events, parking options, parking rates, alerts, etc., thereby maintaining a high standard of customer service.

On March 18, 2026, the IAA Executive Director approved plans and specifications prepared by WSP USA, Inc. and authorized the public bidding process for Col. H. Weir Cook Parking Capacity Dynamic Signage at IND.

On April 28, 2026, the IAA staff received 2 bids. The project contained a base bid only. The bids for base bid ranged from \$1,581,910.00 to \$1,975,221.68. Michiana Contracting, Inc. was the lowest responsive and responsible bidder in the amount of \$1,581,910.00 for the base bid.

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

Scope

Installation of four dynamic message boards, and two static signs be integrated with existing infrastructure.

Budget

The Michiana Contracting, Inc. contract is \$1,581,910.00, which is within the approved 2026 Capital Budget for Col. H. Weir Cook Parking Capacity Dynamic Signage.

I-22-031 Col. H. Weir Cook Parking Capacity Dynamic Signage

Contract Amount (including 10% reserve)	\$	1,740,101.00
Design	\$	259,344.64
Advertisements for Bid	\$	837.37
Project Management	\$	92,242.85
Total Anticipated Project Cost	\$	2,092,525.86

This project will be 100% Airport cash funded.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Col. H. Weir Cook Parking Capacity Dynamic Signage at Indianapolis International Airport to Michiana Contracting, Inc. in an amount not-to-exceed \$1,581,910.00 plus a 10% construction reserve of \$158,191.00 for a total of \$1,740,101.00. Michiana Contracting, Inc. was the lowest responsive and responsible bidder.

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: June 9, 2026

Board Date: June 26, 2026

Subject: Award a Construction Contract to ERMCO, Inc. for Re-Bid of VALE 2025 GSE Charging for Concourses at Indianapolis International Airport (Project No. I-26-044)

Background

The 2025 VALE (Voluntary Airport Low Emission) project will reduce air emission sources in support of the Indianapolis Airport Authority's (IAA) effort to reduce emissions operated by the airport and its uses. The project will replace petroleum emission sources with electric power.

On July 22, 2025, the Senior Director of Planning and Development approved a task order with Applied Engineering Services, Inc., through their 2025 On-Call Professional Services Contract for development of plans and specifications for bidding VALE 2025.

On August 11, 2025, the IAA issued an Invitation to Bid for the subject project. IAA staff received two bids on September 4, 2025, and all bids were rejected on February 3, 2026, after consultation with and recommendation from the FAA.

On February 27, 2026, the Indianapolis Airport Authority (IAA) Executive Director approved the rejection of bids and approved the plans and specifications prepared by Applied Engineering Services, Inc. and authorized the public bidding process for Re-Bid of VALE 2025 GSE Charging for Concourses at Indianapolis International Airport.

On April 22, 2026, IAA staff received two (2) bids. The project contained a base bid only. The bids for base bid ranged from \$3,474,900.00 to \$3,698,711.00. ERMCO, Inc. was the lowest responsive and responsible bidder in the amount of \$3,474,900.00 for the base bid.

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

Director for approval in accordance with the Board approved IAA Delegations of Authority – Resolution No. 05-2021.

Scope

Installation of a new power distribution system and electric charging stations for Ground Service Equipment at ten of the passenger boarding bridges on Concourses A and B.

Budget

The construction for this project is expected to be 75% Federal Aviation Administration (FAA) grant funds.

Airport cash will fund design and other associated costs.

Re-Bid of VALE 2025 GSE Charging for Concourses

Contract Amount (including 10% reserve)	\$	3,822,390.00
Design		48,215.00
Advertisements for Bid		609.49
Total Anticipated Project Cost	\$	3,871,214.49

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Re-Bid of VALE 2025 GSE Charging for Concourses at Indianapolis International Airport to ERMCO, Inc. in an amount not-to-exceed \$3,474,900,00 plus a 10% construction reserve of \$347,490.00 for a total of \$3,822,390.00. ERMCO, Inc. was the lowest responsive and responsible bidder.

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: June 10, 2026

Board Date: June 26, 2026

Subject: Award a Construction Contract and Approve Change Order No. 1 to Milestone Contractors, L.P. for Ready Return Parking Lot 2024 at Indianapolis International Airport (Project No. I-24-004)

Background

The Indianapolis Airport Authority (IAA) staff has identified the need to construct a new parking lot to support Rental Car operations in order to eliminate rental cars being staged in IAA guest and employee parking areas. The completed lot will be located on the north side of Col. H. Weir Cook Memorial Drive between the North Access and North Service Roads and will provide a minimum of 1,900 parking spaces occupying approximately 15 acres. The lot will include essential safety and security site amenities such as fencing, lighting and fire hydrants.

On March 2, 2026, the IAA Executive Director approved plans and specifications prepared by Resource International, Inc. and authorized the public bidding process for the Ready Return Parking Lot 2024 project at Indianapolis International Airport.

On April 6, 2026, the IAA staff received four (4) bids. The project contained a base bid only. The bids for the base bid ranged from \$5,596,000.00 to \$6,824,000.00. Milestone Contractors, L.P. was the lowest responsive and responsible bidder in the amount of \$5,596,000.00 for the base bid.

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

Given that bids came in lower than anticipated, the IAA staff has determined that elements previously value engineered out of the project, and considered priority for the rental car agencies, should be re-incorporated into the project via Change Order.

Scope

Action 1 (Base Bid): Construct a new parking lot to support Rental Car operations, including site clearing and grading, aggregate base installation, hot mix asphalt paving, storm sewer and drainage improvements, water main installation, pavement markings, fencing, lighting, fire protection infrastructure, erosion control and related utility work.

Action 2 (Change Order No. 1): Inclusion of separate entry and egress drives for each Rental Car company, extension of North Service Road and its associated infrastructure, pavement upgrades, additional lighting and revised striping configurations.

Budget

The Milestone Contractors, L.P. contract is \$5,596,000.00, which is within the approved 2026 Capital Budget for Ready Return Parking Lot 2024.

Ready Return Parking Lot 2024

Contract Amount (including 10% reserve)	\$	6,155,600.00
Design (including survey and geotechnical)	\$	690,669.00
Change Order 1 TBD	\$	1,098,785.20
Advertisements for Bid	\$	423.00
Project Management	\$	224,870.70
Materials Testing & Inspection	\$	348,655.28
Total Anticipated Project Cost	\$	8,519,003.18

This project is 100% debt funded by 2025 Revenue Bonds. Debt service will be paid via Rental Car Customer Facility Charges (CFCs).

Revenue Forecast:

Upon completion of this project, the Rental Car Operators will lease the Ready Return Parking Lot from the IAA, which is approximately 500,000 square feet in size. The projected annual revenue from leasing the Ready Return Parking Lot to Rental Car Operators is between \$250,000.00 and \$275,000.00, based on appraised landside market rents of \$0.50 to \$0.55 per square foot per annum. Amendments to Rental Car Agreements will be introduced at a future IAA Board Meeting.

Schedule:

Contract award is anticipated June 2026 and the substantial completion is expected to occur May 2027.

Recommendation

Action 1: The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Ready Return Parking Lot 2024 at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$5,596,000.00 plus a 10% construction reserve of \$559,600.00 for a total of \$6,155,600.00. Milestone Contractors, L.P. was the lowest responsive and responsible bidder.

Action 2: The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 1 of contract for Ready Return Parking Lot 2024 at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed \$1,098,785.20.



IAA BOARD APPOINTMENTS

Board Member:	Appointment Date:	Appointed By:	Expires:
Barbara Glass	01/30/2024	Mayor's Office	12/31/2027
Eric Dozier	02/15/2023	Mayor's Office	12/31/2026
Toby McClamroch	01/01/2025	Mayor's Office	12/31/2028
Mamon Powers III	01/01/2025	Mayor's Office	12/31/2028
Jeffrey Gaither	11/12/2025	Mayor's Office	12/31/2029
Tamika Catchings	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	1/16/2026	IAA Board	12/31/2026
Steve Dillinger	Vice President	1/16/2026	IAA Board	12/31/2026
Mamon Powers	Secretary	1/16/2026	IAA Board	12/31/2026
Brian J. Tuohy Esq.	IAA Board Counsel	1/16/2026	IAA Board	12/31/2026
Robert Thomson	Treasurer	1/16/2026	IAA Board	12/31/2026