A DECADE+ OF EXCELLENCE
INDIANAPOLIS INTERNATIONAL AIRPORT

IAA Board of Directors Meeting Agenda
May 16, 2025
8:00 AM
Location: Board Conference Room – 4th floor and Via Zoom (Hybrid meeting)

I. **Call to Order**

II. **Moment of Silence – In Honor of Bill Stinson**

III. **Approval of Minutes of the IAA Board's Meeting of April 18, 2025.**

IV. **Ordinances, Resolutions, and Public Hearings**

a) **Consider for Approval and Adoption** for **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.**

IV. **Board Reports**

Board President's Report

V. **Official Actions**

Consider for approval, the individual items on **IAA General Agenda dated May 16, 2025.**

VI. **Staff Reports**

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

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

VII. **Other Reports and Updates**

a) **Board Communications:** ***Next Meeting: Friday, June 20, 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 April 18, 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 - attending remotely
Kurt Schleter, Member
Jeffrey Gaither, Member
Duane Gibbs, Member
W. Tobin McClamroch, Member
Eric Dozier, Member – attending remotely
Ryan Goodwin, Member
Brett Voorhies, Member
Tamika Catchings, Member – not attending
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 – not attending
Alexandra Kalpakidis, Sr. Executive Assistant
Maria Wiley, Sr. Director of Audit, Compliance & Procurement
Jonathan Weinzapfel, General Counsel
Rachel Stevens, Sr. Director of Human Resources
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, Strategic Alliance
Steve Wilson, Director of Parking & Ground Transportation

APPROVAL OF MINUTES
President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Mr. Voorhies. 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 March 21, 2025, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS
President Glass called upon Robert Thomson, Sr. Director of Finance, to present for public hearing, General Ordinance 01-2025, (Amendatory Supplemental Ordinance) to amend General Ordinance No.05-2014 ("Master Ordinance") and General Ordinance No. 04-2024

("Supplemental Ordinance") as described in **Board Memo BP2025-04-01.** 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 of **BP2025-04-01**. A motion for approval was made by Mr. Gaither 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 **BP2025-04-01**.

President Glass then called upon Mr. Thomson to present for approval and adoption, Resolution No. 02-2025, irrevocably dedicating revenues collected from Passenger Facility Charges and Customer Facility Charges to pay debt service for the Authority's outstanding revenue bonds for the fiscal years 2026-2030 as described in **Board Memo BP2025-04-02.** President Glass asked for a motion for approval of **BP2025-04-02.** A motion for approval was made by Mr. Voorhies 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 **BP2025-04-02**.

President Glass then called upon Rachel Stevens, Sr. Dir. Human Resources to present for approval and adoption, Resolution No. 03-2025, revising the Charter of the Human Resources Committee as described in **Board Memo BP2025-04-03.** President Glass asked for a motion for approval of **BP2025-04-03.** A motion for approval was made by Mr. Gaither and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2025-04-03**.

BOARD REPORTS

Board President's Report – President Glass recognized Maggie Cunningham for her inclusion in the IBJ's Forty under Forty.

OFFICIAL ACTIONS

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

President Glass then called upon Mr. Thomson to present for consideration and approval, **BP2025-04-04**, 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 years ended December 31, 2024 and 2023 as reviewed and recommended by the Finance and Audit Committee, as described in **BP2025-04-04**. President Glass asked for a motion for approval of **BP2025-04-04**. 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 **BP2024-04-04**.

President Glass then called upon Marsha Wurster, Sr. Dir. Commercial Enterprise to present for consideration and approval, **BP2025-04-05**, an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with True Fabrications, Inc. d/b/a True Brands to facilitate access to the federal FTZ program and remain globally competitive. President Glass asked for a motion for approval of **BP2025-04-05.** A motion for approval was made by Mr. Gaither 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 **BP2025-04-05**.

President Glass then called upon Ms. Wurster to present for consideration and approval, **BP2025-04-06**, an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with iwis drive systems, LLC, to facilitate access to the federal FTZ program and remain globally competitive. President Glass asked for a motion for approval of **BP2025-04-06**. 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 **BP2025-04-06**.

President Glass then called upon Steve Wilson, Director of Parking & Ground Transportation, to present for consideration and approval, **BP2025-04-07**, an award of service agreement contract for the Valet Services Agreement to Denison Parking, Inc. President Glass asked for a motion for approval for **BP2025-04-07**. A motion for approval was made by Mr. Dillinger and seconded by Mr. Voorhies. After brief discussion, President Glass asked for a roll call vote, and with abstentions by Mr. McClamroch and Mr. Schleter, and all other members stating, "Aye," approval was given to **BP2025-04-07.**

President Glass then called Reid Goldsmith, Sr. Dir. Information Technology, to present for consideration and approval, **BP2025-04-08**, an award of contract with Microsoft Corporation and Dell Inc. for Microsoft licensing and support at an initial yearly cost of $311,982.66. President Glass asked for a motion for approval for **BP2025-04-08**. A motion for approval was made by Mr. Gibbs and seconded by Mr. Voorhies. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2025-04-08.**

President Glass then called upon Jarod Klaas, Sr. Director of Planning & Development, to present for consideration and approval, **BP2025-04-09**, Amendment No. 1 with Infrastructure Engineering, Inc. for Rehabilitation of Economy Parking Lot Pavement at Indianapolis International Airport in an amount not-to-exceed $133,524.97. President Glass asked for a motion for approval for **BP2025-04-09**. A motion for approval was made by Mr. Gaither and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleter, and all other members stating, "Aye," approval was given to **BP2025-04-09.**

President Glass then called upon Mr. Klaas to present for consideration and approval, **BP2025-04-10**, Amendment No. 1 with VDA, Inc. for the full evaluation of the people moving equipment in the terminal garage and development of a repair and replacement plan in an amount not-to-exceed $183,287.00. President Glass asked for a motion for approval for **BP2025-04-10**. A motion for approval was made by Mr. Dillinger and seconded by Mr. McClamroch. After brief discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleter, all other members stating, "Aye," approval was given to **BP2025-04-10**.

President Glass then called upon Mr. Klaas to present for consideration and approval, **BP2025-04-11**, an award of contract for Rehabilitate Airport Roads and Lots – 2024 – Phase I at Indianapolis International Airport to E&B Paving, LLC in an amount not-to-exceed $1,994,576.39 plus a 10% construction reserve of $199,457.64 for a total of $2,194,034.01. President Glass asked for a motion for approval for **BP2025-04-11**. A motion for approval was made by Mr.

Voorhies and seconded by Mr. Dillinger. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleter, and all other members stating, "Aye," approval was given to **BP2025-04-11**.

President Glass then called upon Mr. Klaas to present for consideration and approval, **BP2025-04-12**, Amendment No. 1 with Infrastructure Engineering Inc. for Rehabilitate Airport Roads & Lots - 2025 at Indianapolis International Airport in an amount not-to-exceed $216,607.30. President Glass asked for a motion for approval for **BP2025-04-12**. A motion for approval was made by Mr. Gaither and seconded by Mr. Gibbs. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleter, and all other members stating, "Aye," approval was given to **BP2025-04-12**.

President Glass then called upon Mr. Klaas to present for consideration and approval, **BP2025-04-13**, Amendment No. 1 with ARSEE Engineers, Inc. for Parking Garage Maintenance and Improvements – 2025 at Indianapolis International Airport in an amount not-to-exceed $155,478.00. President Glass asked for a motion for approval for **BP2025-04-13**. A motion for approval was made by McClamroch and seconded by Mr. Goodwin. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mr. Schleter, and all other members stating, "Aye," approval was given to **BP2025-04-13**.

President Glass then called upon Mr. Klaas to present for consideration and approval, **BP2025-04-14**, an award of contract for ARFF Truck Foam Transition at Indianapolis International Airport to CDM Smith Inc. in an amount not-to-exceed $1,531,500.00. President Glass asked for a motion for approval for **BP2025-04-14**. 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 **BP2025-04-14**.

President Glass then called upon Jonathan Weinzapfel, General Counsel, to present for consideration and approval, **BP2025-04-15**, Action Item #1, an extension of a professional services agreement to provide owner's representative services for the Hotel Project to the Louderback Group ("TLG") in an amount not to exceed $98,000.00 with a termination date of May 16, 2025. IAA Staff anticipates negotiating a professional services agreement for owner's representation services with TLG and presenting said agreement to the IAA Board for its approval at the May 16, 2025, meeting. President Glass asked for a motion for approval for **BP2025-04-15**, Action Item #1. A motion for approval was made by Mr. McClamroch and seconded by Mr. Gaither. After brief discussion, Mr. Powers asked that at next month's meeting he receive an accounting for the $98,000.00 being approved at this meeting. President Glass asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2025-04-15**, Action Item #1.

President Glass then called upon Mr. Weinzapfel to present for consideration and approval, **BP2025-04-15**, Action Item #2, the Builders Risk Insurance Quote provided by Zurich American Insurance Company in an amount not to exceed $321,997.00 for the Terminal Connected Airport Hotel. The insurance has already been accounted for and approved in the overall project budget for the hotel project. President Glass asked for a motion for approval for **BP2025-04-15**, Action

Item #2. 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 all members stating, "Aye," unanimous approval was given to **BP2025-04-15**, Action Item #2.

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. CLD Minority Achievers Awards – Vicki Wimbs
ii. Visit Indy ROSE Award Honorees – Jennifer Condon & Callie McCune
iii. Best Airport in North America – Airport Council International – North America
iv. The Children's Museum 100th Anniversary
v. KIND Gallery - *Golden Hour*

Other Reports/Updates

a) Board Communications: Next Meeting: Friday, May 16, 2025, at 8:00 am.

ADJOURNMENT

Meeting adjourned at 8:41 am.

Meeting Recording:

The April 18, 2025 Indianapolis Airport Board of Directors meeting is available to stream via the link:https://zoom.us/rec/share/UB3lOtWkELisJ6-AXYVutHjKDYgrp9Rbj8wQFOdwnHXNr28rusBMksZsnSAt0-Xi.E9n_su5e8yEkQ_NA

Passcode: v+3.KZkf

INDIANAPOLIS AIRPORT AUTHORITY *

By: ___________________________________
Barbara Glass, President

DATED: May 16, 2025

By: ___________________________________
Mamon Powers III, Secretary

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

Indianapolis Airport Authority

BP2025-05-01

BOARD MEMO – BUSINESS EXPENSE & TRAVEL POLICY

To:	IAA Board of Directors
From:	Robert Thomson, Sr. Director of Finance/Treasurer
Date:	April 21, 2025
Board Date:	May 16, 2025
Subject:	Resolution No. 04-2025 - IAA Business Expense & Travel Policy

Background

The IAA Business Expense and Travel Policy was adopted by the IAA board on October 20, 2023, Resolution No. 08-2023. On September 20, 2024, and April 18, 2025, the Finance and Audit Committee completed reviews of the policy and recommended updates for consideration and approval by the Board.

Scope

Updates were made to the policy to reflect the following changes:

- Added the IAA's ethics policy as Appendix A
- Established expenses submitted after 180 days will be denied
- Clarified seat selection/assignment reimbursement for airfare
- Restricted P-Card preauthorization to "Room and Tax" only for hotel reservations
- Excluded expenses reimbursed or paid for by a third party other than the IAA
- Excluded IAA Board Members from the details of the IAA Travel Policy
- Established IAA Board Members' approval flow for travel and expense reimbursements
- Established the IAA will reimburse up to "Economy Class" for travel airfare

Recommendation

The Finance and Audit Committee recommends the IAA Board consider for approval the adoption of Resolution 04-2025, completing the annual review of the existing IAA's Business Expense and Travel Policy.

IAA Board Meeting
General Agenda
May 16, 2025

General:

BP2025-05-02 **Consider for approval** 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.

BP2025-05-03 **Consider for approval** authorizing the Executive Director to execute 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.

Capital:

BP2025-05-04 **Consider for approval** 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.

BP2025-05-05 **Consider for approval** 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.

BP2025-05-06 **Consider for approval** 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).

BP2025-05-07 **Consider for approval** 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.

BP2025-05-08 **Consider for approval** 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).

Indianapolis Airport Authority

BP2025-05-02

BOARD MEMO- FIRST AMENDMENT TO LAND AND BUILDING LEASE AGREEMENT WITH HANGAR, LLC.

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: May 1, 2025

Board Date: May 15, 2025

Subject: First Amendment to Land and Building Lease Agreement with Hangar, LLC.

Background:

The corporate hangar facility known as Building #80 was originally constructed in 1990 by Inland Container. In 2003, Inland Container assigned the original Land Lease to Hangar, LLC. which is a joint partnership with majority ownership by Schwarz Partners. Upon expiration of the Land Lease, IAA and Hangar LLC. entered into a Land and Building Lease Agreement, dated May 21, 2010, which will expire on May 31, 2025.

Hangar, LLC. desires to continue leasing the hangar facility and has agreed to a term extension of five (5) years beginning June 1, 2025 through May 31, 2030 with an option for one renewal term of five (5) years through May 31, 2035.

Scope:

Execution of the First Amendment to Land and Building Lease Agreement with Hangar, LLC.

Schedule:

May 15, 2025: IAA Board approval of the First Amendment to Land and Building Lease Agreement with Hangar, LLC.

Revenue:

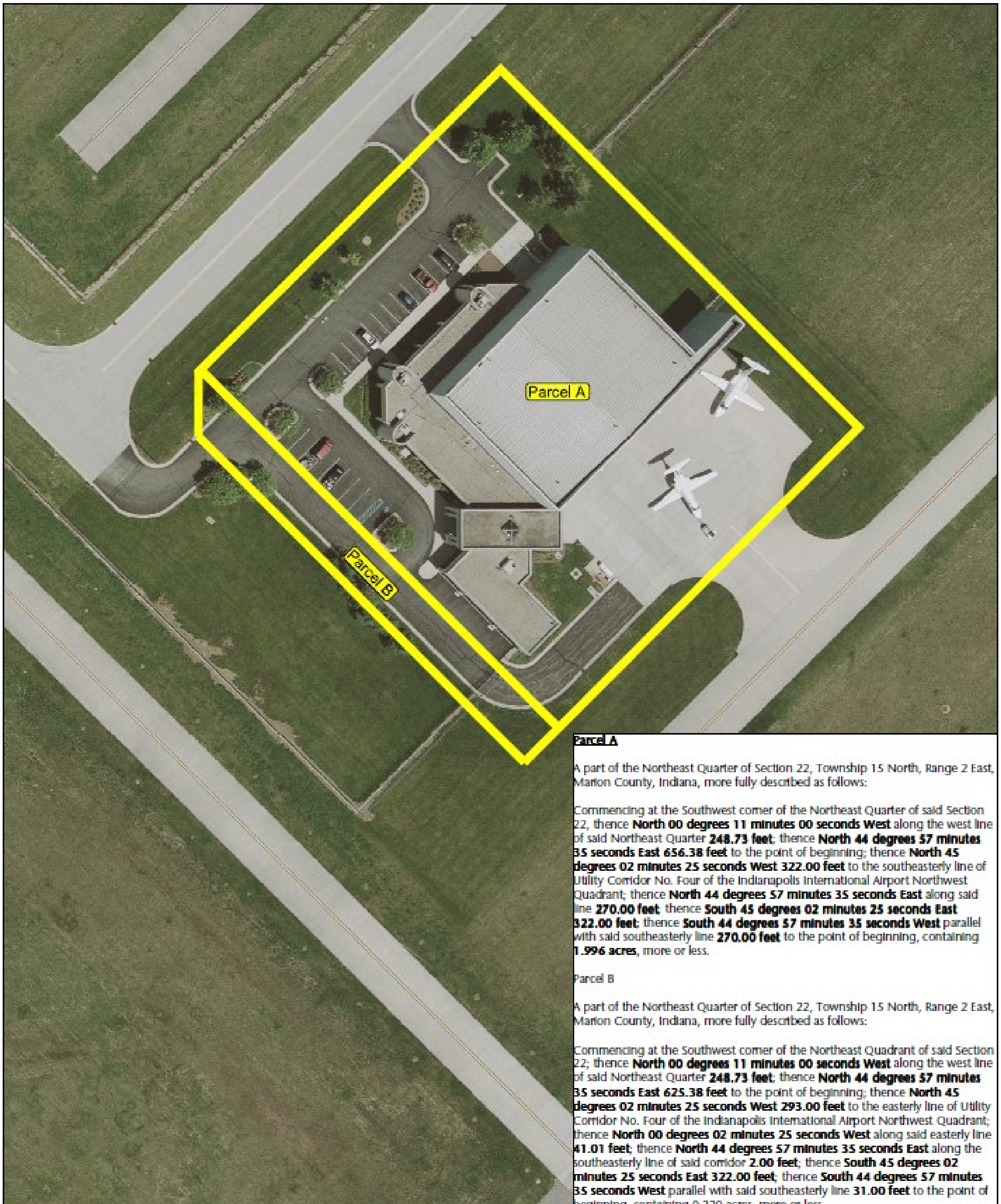
Rental obligations are increased from the previous $162,000 annual rental to $199,535.40 annually for the first five years.
Rental for the renewal period would be established by CPI adjustment.

Operating Costs:

N/A

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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.



Parcel A

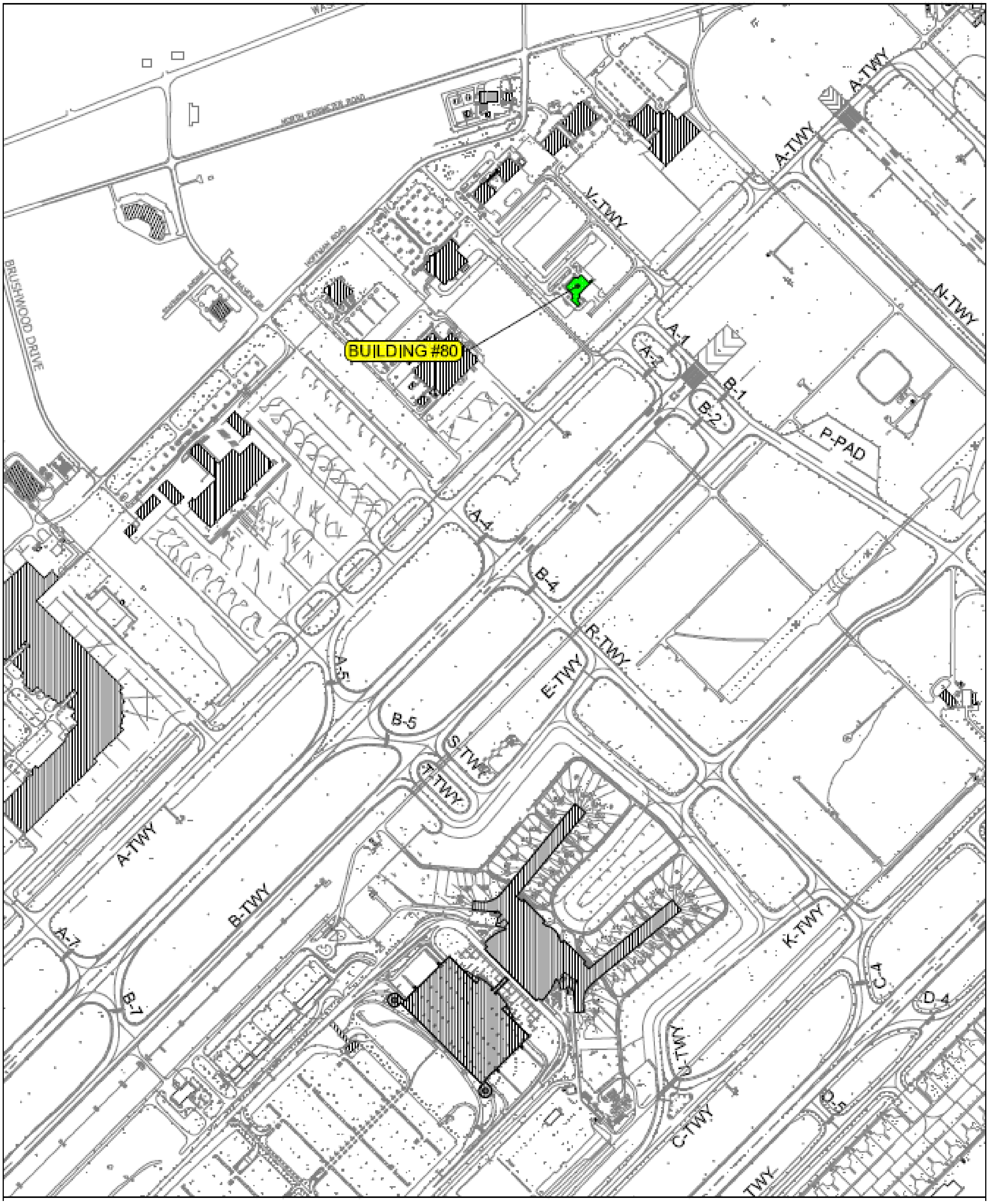
A part of the Northeast Quarter of Section 22, Township 15 North, Range 2 East, Marion County, Indiana, more fully described as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 22, thence **North 00 degrees 11 minutes 00 seconds West** along the west line of said Northeast Quarter **248.73 feet**; thence **North 44 degrees 57 minutes 35 seconds East 656.38 feet** to the point of beginning; thence **North 45 degrees 02 minutes 25 seconds West 322.00 feet** to the southeasterly line of Utility Corridor No. Four of the Indianapolis International Airport Northwest Quadrant; thence **North 44 degrees 57 minutes 35 seconds East** along said line **270.00 feet**; thence **South 45 degrees 02 minutes 25 seconds East 322.00 feet**; thence **South 44 degrees 57 minutes 35 seconds West** parallel with said southeasterly line **270.00 feet** to the point of beginning, containing **1.996 acres**, more or less.

Parcel B

A part of the Northeast Quarter of Section 22, Township 15 North, Range 2 East, Marion County, Indiana, more fully described as follows:

Commencing at the Southwest corner of the Northeast Quadrant of said Section 22; thence **North 00 degrees 11 minutes 00 seconds West** along the west line of said Northeast Quarter **248.73 feet**; thence **North 44 degrees 57 minutes 35 seconds East 625.38 feet** to the point of beginning; thence **North 45 degrees 02 minutes 25 seconds West 293.00 feet** to the easterly line of Utility Corridor No. Four of the Indianapolis International Airport Northwest Quadrant; thence **North 00 degrees 02 minutes 25 seconds West** along said easterly line **41.01 feet**; thence **North 44 degrees 57 minutes 35 seconds East** along the southeasterly line of said corridor **2.00 feet**; thence **South 45 degrees 02 minutes 25 seconds East 322.00 feet**; thence **South 44 degrees 57 minutes 35 seconds West** parallel with said southeasterly line **31.00 feet** to the point of beginning, containing 0.220 acres, more or less.


BUILDING #80
BRUSHWOOD DRIVE
A-TWY
V-TWY
N-TWY
A-1
A-2
B-1
B-2
P-PAD
A-4
B-4
R-TWY
E-TWY
A-5
B-5
S-TWY
T-TWY
A-TWY
B-TWY
A-7
B-7
K-TWY
C-4
D-4
U-TWY
C-TWY
D-5
TWY

BOARD MEMO - ADDENDUM NO. 1 TO AMENDED AND RESTATED LAND AND SPECIAL FACILITY LEASE AGREEMENT WITH FEDERAL EXPRESS CORPORATION

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: May 1, 2025

Board Date: May 15, 2025

Subject: Delegation of Authority - Addendum No. 1 to Amended and Restated Land and Special Facility Lease Agreement with Federal Express Corporation

Background:

In 2024, a Boeing 767, owned and operated by FedEx, was damaged from a fire related incident which occurred at the FedEx Hangar West facility. As a result of extensive review by FedEx, the aircraft's manufacturer, Boeing, will be completing repairs to the affected aircraft and bring it back into service. In order to complete the necessary repairs, FedEx is seeking to lease Hangar 1A and a portion of the Composite Shop located at the Indianapolis Maintenance Center (IMC) for the expected duration of the repairs.

IAA staff and FedEx have agreed to an Addendum to the existing Amended and Restated Land and Special Facility Lease Agreement associated with FedEx Hangar West (Building 111) to provide temporary hangar and composite shop space to accommodate parts storage and aircraft repairs. All aircraft repairs will be completed by Boeing employees.

The use of the Composite Shop Temporary Space will begin June 1, 2025 and the use of Hangar 1A Temporary Space will begin a month later on July 1, 2025. All work is expected to be completed by December 31, 2025.

Scope:

A Delegation of Authority to the Executive Director to execute documentation, outside of the existing delegation found in Resolution 11-2021. The requested delegation is specification associated with the Addendum No. 1 to Amended and Restated Land and Special Facility Lease Agreement with Federal Express Corporation.

Schedule:

May 15, 2025:	IAA Board approval of a Delegation of Authority to the Executive Director for the execution of Addendum No. 1 to Amended and Restated Land and Special Facility Lease Agreement with Federal Express Corporation

Revenue:

June 1, 2025 through June 30, 2025:
Composite Shop Only: 10,954 sq. ft. x $12.00 p.s.f. = $131,448.00 / 12 = **$10,954.00 monthly**

July 1, 2025 through December 31, 2025:

Composite Shop:	10,954 sq. ft
(plus)	
Hangar 1A:	44,391 sq. ft.
Total Leased Premises:	55,345 sq. ft. x $12.00 p.s.f. = $664,140.00 / 12 = **$55,345.00 monthly**

Operating Costs:

N/A

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval authorizing the Executive Director to execute 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.

BOARD MEMO – BID AWARD

To: IAA Board of Directors

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

Date: May 1, 2025

Board Date: May 16, 2025

Subject: Award of Purchase to Rush Truck Centers of Indiana, Inc. for Two (2) New Tandem Axle Plow Trucks, Snow Equipment Replacement Program, Project I-25-026

Background

Per Title 14, Code of Federal Regulations (CFR), Part 139, as of July 29, 2016, certificated airports are required to comply with the revised Federal Aviation Administration (FAA) Advisory Circular (AC) 150/5200-30D. AC 150/5200-30D Change 2 states that a commercial airport such as Indianapolis International Airport should have sufficient equipment to clear snow and ice within a ½ hour from Priority One operational areas.

The Airport Snow Equipment Replacement Program provides the Indianapolis Airport Authority (IAA) with the equipment necessary to remain compliant with Federal Aviation Regulation (FAR) Part 139. This project also provides the Authority with the equipment to comply with FAA guidance on the Runway Condition Assessment Matrix (RCAM) and Takeoff and Landing Performance Assessments (TALPA) for winter operations. This project proposes purchasing two (2) new tandem axle plow trucks similar to and a replacement for two (2) twenty-plus year-old tandem axle plow trucks currently owned and operated by the IAA. This proposed purchase will maintain the current operational safety and customer service levels the IAA provides.

The IAA Board of Directors approved the purchase of the three (3) vehicles at the May 2024 Board meeting for $349,988.00 each from Rush Truck Centers of Indiana, Inc. The IAA's evaluation team contacted the vendor to see if they would honor the bid price of $349,988.00 for two (2) additional units. In April 2025, Rush Truck Centers stated that they would honor the price of $349,988.00 for a single unit and a cost in the amount of $699,976.00 for two (2) new tandem axle plow trucks with radial dump spreaders (RDSs). There is a possible tariff of $3,900.00 added to each vehicle.

Scope

This purchase is for two (2) new tandem axle plow trucks with RDSs. Airport Operations will oversee the completion of the project throughout its duration.

Budget

The Replacement Program is part of the approved 2025 Capital Improvement Program Budget. The project's cost is $707,776.00 and is $7,76.00 over the budgeted amount of $700,000.00 due to a possible tariff of $3,900.00 added to each vehicle. Funding for this project will be accommodated through savings in other approved projects included in the 2025 Capital Budget. The purchase is 100% airport cash funded.

Schedule

The two (2) new tandem axle plow trucks are expected after August 2026, within 150 days of Rush Truck Centers of Indiana, Inc. receiving the chassis, which is currently around March 2026.

Recommendation

The IAA staff recommends that the IAA Board of Directors consider for approval 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.

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: May 1, 2025

Board Date: May 16, 2025

Subject: Award of Contract to New Era Technology for the upgrade and management of the Terminal Fire Alarm System (Project No. I-25-003)

Background

The Indianapolis Airport Authority needs to upgrade the current terminal fire alarm system platform that has been in place since the terminal opened. Since its installation in 2008, the Edwards EST3 system has undergone numerous upgrades and is no longer being manufactured as of December 31, 2023. It has been replaced with the EST4 platform, allowing the IAA to leverage the systems' backward compatibility with existing EST3 wiring and peripheral devices, thus eliminating the need for a complete system replacement. The new platform is certified by Federal Information Processing Standards (FIPS) Pub 197, bringing it in line with the most current and advanced encryption protocols administered by the National Institute of Standards and Technology (NIST).

On January 31, 2025, the IAA issued a Request for Proposals (RFP) to select a vendor for the 2025 Fire Alarm System Upgrade project, with responses due on February 28, 2025. Four bidders participated in the pre-bid process, and three (3) completed proposals were received. A review committee of nine (9) IAA representatives reviewed the proposals and selected New Era Technology as the lowest, most responsive bidder with the most significant local participation in upgrading the Edwards Fire System from EST3 to EST4.

Scope

New Era will design, provide, and install all necessary components of a code-compliant replacement of the current Edwards EST3 fire alarm system with the new EST4 platform. In addition, the contract also covers a three (3) year service, maintenance, and annual inspection and testing agreement.

Budget

The New Era contract is $917,017.00, within the approved 2025 Capital Budget amount of $1,050,000.00.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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.

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: May 2, 2025

Board Date: May 16, 2025

Subject: Approve a Professional Services Contract with WSP USA, Inc. for TNC Terminal Access Lanes at Indianapolis International Airport (Project No. I-25-019)

Background

The Transportation Network Companies (TNC) Terminal Access Lanes project was initiated in response to the continued growth of rideshare activity at Indianapolis International Airport (IND). Demand for TNCs has steadily increased, resulting in congestion within the Ground Transportation Center (GTC). This project will implement dedicated TNC lanes, enhancing traffic flow, and supporting IND's long-term transportation needs.

On October 16, 2024, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications to select a designer for this project. Responses were due on November 12, 2024. Two Statements of Qualifications were received. A review committee of four IAA representatives reviewed and ranked the qualifications, with WSP USA, Inc. being ranked as the best qualified to provide the needed professional services.

The design effort for this project will occur in two (2) phases: The initial phase of the project (Part A) will focus on identifying and analyzing multiple route options for TNC operations to determine the most suitable configuration for airport needs and future passenger demand. This phase will also define the scope of work and develop probable construction costs. The second phase (Part B) of the project will start in January 2026 and will include full design development, preparation of bid documents, and construction administration services. Part B will be initiated via an amendment to this contract.

Scope

In Part A, WSP USA Inc. will lead planning efforts to evaluate and develop alternatives for dedicated TNC pick-up lanes and IndyGo operations outside the existing Ground Transportation Center. The scope includes:

- Identifying and analyzing up to four (4) conceptual roadway and curbside layout options.
- Assessing roadway geometry, utility conflicts, traffic volumes, and pedestrian safety.

- Conducting traffic modeling with future demand projections over a 20-year horizon.
- Supporting facility planning and evaluating impacts to the parking garage and GTC structure.

Budget

The WSP USA, Inc. contract is $168,896.41, which is within the approved 2025 Capital Budget for TNC Terminal Access Lanes.

This project will be 100% Airport cash funded.

Schedule

Contract award is anticipated May 16, 2025, with a contract expiration date of December 31, 2028, to allow sufficient time for the assessment phase, design, bidding, construction completion, closeout, and warranty walkthrough.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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).

BOARD MEMO – CONTRACT AWARD

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

Date: May 2, 2025

Board Date: May 16, 2025

Subject: Award Construction Contract to Evans Development Co., Inc. for Storm Structure Repairs – Indy Regional (Project No. I-25-036)

Background

The goal of the project is to repair the existing drainage system at Indy Regional Airport. The existing system needs cleaning between storm structures, pipe patching, pipe removal and replacement, casting replacement, repair, adjustment, filling sinkholes, and seeding and mulching repaired areas.

This project is a continuation of a related previous project, Storm Structures – Indy Regional (Project C-19-078).

On October 17, 2024, the Senior Director of Planning & Development approved a Task Order with Argo Consulting Engineers through their 2024 On-Call Professional Services Contract for the development of plans and Specifications for bidding Storm Structure Repairs – Indy Regional at the Indianapolis Regional Airport.

On February 17, 2025, the Executive Director approved plans and specifications and the public bidding process.

On April 10, 2025, the IAA staff received two bids. The bids ranged from $318,120.00 to $871,000.00. Evans Development Co., Inc. was the lowest responsive and responsible bidder in the amount of $318,120.00.

In addition to the contract amount, IAA staff requests a construction reserve of 10% of the total contract amount for this project. The IAA Board of Directors has approved a construction reserve on other projects and has successfully implemented it to ensure the timely approval of minor changes necessary due to unforeseen conditions and circumstances. There are sufficient dollars within this project's proposed 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

For this project, construction will include repair, rehabilitation, and/or replacement of portions of the stormwater conveyance systems along with the repair of multiple resulting sinkholes on the property.

Budget

The Evans Development Company, Inc. contract is $318,120.00, which exceeds the approved 2025 Capital Budget for Storm Structure Repairs – Indy Regional. Funding for this project will be accommodated through savings in other approved projects included in the 2025 Capital Budget and accounted for in the future 2026 Capital Budget.

Project Name		
Contract Amount (including 10% reserve)	$	349,932.00
Design (including survey and geotechnical)		76,038.52
Staff Augments		1,428.00
Total Anticipated Project Cost	**$**	**427,398.52**

This project will be 100% Airport cash funded.

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

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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.

Indianapolis Airport Authority

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: May 9, 2025

Board Date: May 16, 2025

Subject: Approve the Professional Services Contract with The Louderback Group as the Representative for the Terminal Connected Airport Hotel project at the Indianapolis International Airport (Project No. I-21-060)

Background

On April 18, 2025, the Indianapolis Airport Authority ("IAA") Board of Directors ("Board") approved the Professional Services Contract Amendment 3 with The Louderback Group ("TLG") to extend their services on the Westin Indianapolis Airport hotel project (the "Hotel Project) through May 16, 2025. At that meeting, the Board also directed the IAA General Counsel to negotiate the terms of a professional services agreement ("Services Agreement") with The Louderback Group (TLG) to serve as the IAA's owner's representative and to perform customary duties of an owner's representative during the construction and through the completion of the Hotel Project.

As the construction of the Hotel Project has commenced, the IAA staff has identified the need to engage with a Representative with extensive experience in building hotels to represent the IAA's interests. The IAA staff has worked with TLG during the preconstruction, design and budgetary planning of the Hotel Project, as well as during the more recent mobilization of the project.

Scope

The Owner's Representative will be responsible for managing and directing the construction, development, and opening of the Project. Representative shall work directly with Shiel Sexton (Construction Manager as Constructor), CSO, Inc. (Architect), RW Purchasing Partners, Inc. (Purchasing agent), Allbridge LLC (IT integrator), and any inspection or commissioning services engaged by the Owner. The Representative will also work collaboratively with Wischermann Partners, Inc. (Hotel Manager) and CHM Warnick (Asset Manager).

Budget

Approval of the Professional Services Contract with The Louderback Group as the Terminal Connected Airport Hotel Project Representative in an amount not-to-exceed $3,993,600.00. The funds for this contract have already been accounted for in the approved overall Hotel Project Budget of $205,850,000.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval 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).