



## IAA Board of Directors Meeting Agenda

May 15, 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 April 17, 2026.**
- III. **Ordinances, Resolutions, and Public Hearings**
  - a) **Consider for approval and adoption** of **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**.
  - b) **Public Hearing** for 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**.
  - c) **Consider for Approval** for 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**.
- IV. **Board Reports**
  - a) Board President’s Report
- V. **Official Actions**
  - a) Consider for approval the items on the **General Agenda dated May 15, 2026**.
- VI. **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
- VII. **Other Reports and Updates**
  - a) **Board Communications:** *Next Meeting: Friday, June 26, 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 April 17, 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 – not attending  
Steve Dillinger, Vice President  
Mamon Powers, Secretary  
Kurt Schleiter, Member  
Jeffrey Gaither, Member – not attending  
Duane Gibbs, Member  
W. Tobin McClamroch, Member – attending remotely  
Eric Dozier, Member – attending remotely  
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 – attending remotely  
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**

Vice President Dillinger asked for a motion for approval. A motion for approval was made by Mr. Powers and seconded by Mr. Gibbs. There being no discussion, Vice President Dillinger asked for a roll call vote, and with one abstention by Mr. Schleiter, and all members stating, "Aye," the Meeting Minutes of the IAA Board Meeting on March 20, 2026, were approved.

**ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS**

Vice President Dillinger called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for consideration and approval, Resolution No. 05-2026, approving a lease agreement with Comlux Realty, LLC. for use of IMC Hangar 1A for a period of three (3) years beginning May 1, 2026, through April 30, 2029, as described in **Board Memo BP2026-04-01**. Vice President Dillinger asked for a motion for approval. A motion for approval was made by Mr. Schleiter and seconded by Mr. McClamroch. After brief discussion, Vice President Dillinger asked for a roll call vote, and with all members stating "Aye," unanimous approval was given to **BP2026-04-01**.

**BOARD REPORTS**

Vice President Dillinger reported that the 2025 Sub-Committee Annual Reports have been received and filed.

### **OFFICIAL ACTIONS**

#### **INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED APRIL 17, 2026:**

Vice President Dillinger called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for consideration and approval, **Board Memo BP2026-04-02**, an FTZ Operator Agreement Amendment #2 and the issuance of a Grantee Sponsorship Letter with Eli Lilly and Company to further facilitate access to the federal FTZ program. Vice President Dillinger asked for a motion for approval. A motion for approval was made by Mr. Goodwin and seconded by Mr. Voorhies. There being no discussion, Vice President Dillinger asked for a roll call vote, and with one abstention by Mr. Dozier, and all members stating, "Aye," unanimous approval was given to **BP2026-04-02**.

Vice President Dillinger then called upon Keith Berlen, Sr. Director of Operations and Public Safety, to present for consideration and approval, **Board Memo BP2026-04-03**, the contract award for Paper and Terminal Services Supplies to Acorn Distributors, Inc., as the lowest responsive and responsible bidder. Vice President Dillinger asked for a motion for approval. A motion for approval was made by Mr. Goodwin and seconded by Mr. Schleter. After brief discussion, Vice President Dillinger asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2026-04-03**.

Vice President Dillinger then called upon Drew Genneken, Director of Planning & Development, to present for consideration and approval, **Board Memo BP2026-04-04**, an award of contract for Fuel Facility Replacement at IAA's four reliever airports to Hoosier Equipment Service, Inc. in an amount not-to-exceed \$2,295,000.00 plus a 10% construction reserve of \$229,500.00 for a total of \$2,524,500.00. Hoosier Equipment Service, Inc. was the lowest responsive and responsible bidder. Vice President Dillinger asked for a motion for approval. A motion for approval was made by Mr. Schleter and seconded by Mr. Goodwin. After brief discussion, Vice President Dillinger asked for a roll call vote, and with all members stating, "Aye," unanimous approval was given to **BP2026-04-04**.

Vice President Dillinger then called upon Mr. Genneken to present for consideration and approval, **Board Memo 2026-04-05**, Amendment No. 1, with The Etica Group for Roof Rehabilitation/Replacement Campus Wide at Indianapolis International Airport, in an amount not-to-exceed \$123,770.00. Vice President Dillinger asked for a motion for approval. A motion for approval was made by Mr. Powers and seconded by Mr. Voorhies. After brief discussion, Vice President Dillinger asked for a roll call vote, and with all members stating "Aye", approval was given to **BP2026-04-05**.

### **Staff Reports**

Executive Director's Report (Submitted in writing)

- i. Kim Thomas and Robert Newland Jr., Visit Indy ROSE Awards
- ii. Maggie Cunningham, Junior Achievement of Central Indiana Best and Brightest Finalist
- iii. Holli Harrington, HBCU All-Stars Awards - Gateway Ambassador
- iv. Mamon Powers, Be Better Awards
- v. St. Patrick's Day Celebrations

Aaron Batt, Federal Security Director of Indiana, gave the Board an update on TSA operations at IND throughout the government shutdown and spring break travel, thanking IAA staff for helping out, and reporting that IAA's wait times were low compared to most airports.

**ADJOURNMENT**

**Meeting adjourned at 8:22 am.**

The April 17, 2026 Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:

<https://us02web.zoom.us/rec/share/0snBceHZqgR3jDPyv4VYog9IfbngApGngqyzMu6yNnRjvxLPzoVLcKjOqcyHIRzr.DPntQ-oC2VGYRrc2>

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**INDIANAPOLIS AIRPORT AUTHORITY \***

By: \_\_\_\_\_

Steve Dillinger, Vice President

DATED: May 15, 2026

By: \_\_\_\_\_

Mamon Powers III, Secretary

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

## **BOARD MEMO – BOND REIMBURSEMENT RESOLUTION**

To: IAA Board of Directors

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

Date: May 1, 2026

Board Date: May 15, 2026

Subject: Declaring official intent to reimburse certain capital costs with future borrowings

### **Background**

This resolution is a standard but essential procedural step required by the Internal Revenue Service to preserve IAA's ability to use future tax-exempt financing for projects in the approved capital budget that construction will begin before IAA's next tax-exempt financing. Under Treasury Regulation 1.150-2, the Board must formally declare its "official intent" to reimburse costs from bond proceeds within 60 days of paying for a capital expense. Historically, the official intent is declared in IAA's supplemental bond ordinance, which is expected to be adopted in July of 2026. By passing this resolution, the construction costs remain eligible for reimbursement once debt is issued. This protection ensures that any interim project funding from IAA's capital improvement fund is ultimately replenished.

### **Recommendation**

The IAA Treasurer recommends that the IAA board consider for approval Resolution No. 06-2026, declaring the official intent to reimburse certain capital costs with future tax-exempt debt borrowings.

## **BOARD MEMO – REAL ESTATE SALE AGREEMENT**

To: IAA Board of Directors

From: Marsha Wurster

Date: May 1, 2026

Board Date: May 15, 2026

Subject: Real Estate Sale Agreement with Pace Property Holdings, LLC, (IAA as Seller)

### **Background**

In October 2020, the IAA adopted Resolution No. 17-2020 ("Resolution"), regarding an Economic Development Administration ("EDA") Grant for the extension of Airtech Parkway to IND's West Perimeter Road ("Extension"). The Resolution provided for partial funding of the Extension, through a grant from the EDA, along with funding from the Town of Plainfield, and the Indianapolis Airport Authority ("IAA"). Upon the completion of the Extension, the Resolution further provided for the sale of two parcels of land to satisfy IAA's monetary obligation for the Extension project. This Board Memo concerns the sale of one such parcel.

With the recent completion of the Extension in April 2026, IAA Staff have been pursuing the sale of a parcel of land totaling approximately 21.996 acres, north and adjacent to the Extension as shown on the attached aerial to Pace Property Holdings, LLC ("Purchaser").

The Purchaser proposes to develop the nearly 22-acre site, as part of its planned Life Sciences Park. The proposed overall development includes a new 85,000-square-foot headquarters for Pace Trucking, the company's logistics business.

Staff has negotiated a Real Estate Sale Agreement ("Agreement") for the 21.996 acres at \$122,777.00 per gross acre, or \$2,700,602.89 for the total acreage.

In accordance with the laws of the State of Indiana governing such transactions, the IAA procured two separate appraisals for the Site. The appraisals are then averaged, and that dollar amount becomes the minimum price the IAA may consider selling the land. The sale price for this transaction meets the average of the two appraisal amounts and represents a Fair Market Value (FMV) transaction as guided by the State of Indiana.

### **Land Sale Restrictions**

The conveying of the land to Pace Property Holdings, LLC will also include, but not limited to, the following perpetual land use restrictions (including noise disclosures and waivers, and aviation easement), which will remain with the land at all times:

- IAA will retain a perpetual easement and right-of-way (“Airspace Easement”) for the free and unobstructed passage of aircraft in, through and across the airspace that lies above the surface of the property.
- Purchaser agrees to file a notice consistent with requirements of 14 CFR FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the herein described real property.
- Purchaser agrees it will not use, nor permit, the property to be used in such a manner as to create a potential for attracting birds and other wildlife that may pose a hazard to aircraft.
- Purchaser agrees the property will not be used for paid public parking for any types of vehicles, or as a taxi staging area or other “for hire” transportation of the traveling public.
- Purchaser agrees the property will not be used for any type of utility operation, asphalt plant, or other business or facility that emits, to any extent, smoke, fumes, vapors, or other gases that constitute a hazard to aircraft as determined by the Federal Aviation Administration.

### **FAA Land Release Approval**

As this land is located outside of the Airport Layout Plan (ALP) and there are no FAA grant monies associated with the property, Staff is not required to seek FAA approval. As a matter of record, the IAA will retain records noting that a fair market value transaction has been achieved.

### **Scope**

To execute a Real Estate Sale Agreement with Pace Property Holdings, LLC.

### **Schedule**

May 15, 2026	Upon approval, IAA Board execution of the Real Estate Sale Agreement with Pace Property Holdings, LLC.
May 22, 2026	Within five (5) business days of the execution of the Real Estate Sale Agreement, the Buyer is to deliver earnest money in the amount of \$30,000.00 as designated within the Real Estate Sale Agreement.
September 12, 2026	Buyer has One Hundred Twenty (120) days from the Execution Date of the Real Estate Sale Agreement as an Inspection Period and one (1) thirty-day option to extend the Inspection Period. Closing of the land sale is to occur within thirty (30) days after the Inspection Period.

**Revenue and/or Operating Cost Implications**

**Revenue:**

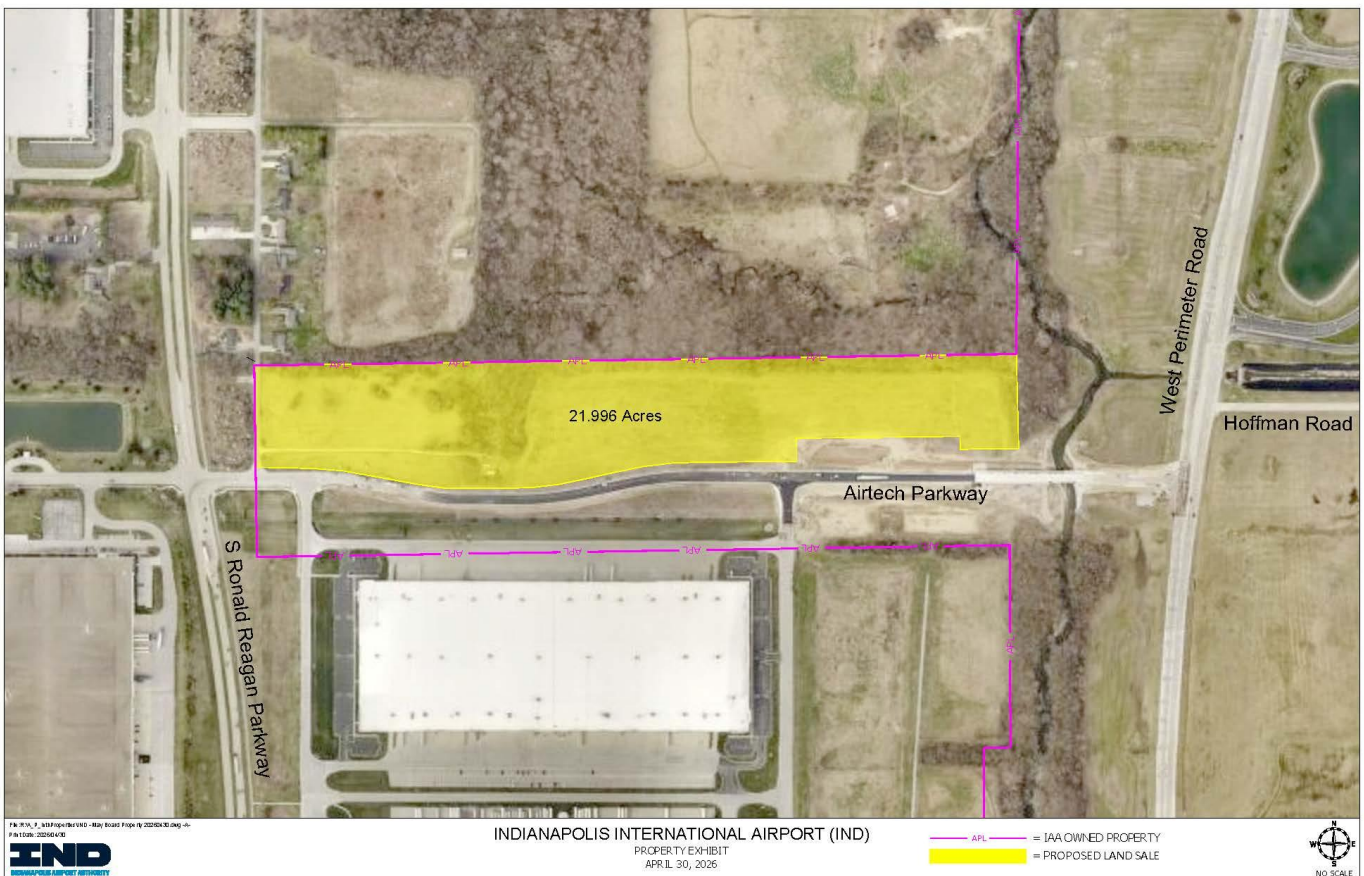
\$2,700,602.89 or \$122,777.00/acre

**Operating Costs:**

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

**Recommendation**

Consider for approval 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.





**IAA Board Meeting  
General Agenda  
May 15, 2026**

**General:**

- BP2026-05-03** **Consider for approval** 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.
- BP2026-05-04** **Consider for approval** 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.
- BP2026-05-05** **Action Item#1:**  
**Consider for approval** 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.
- Action Item #2:**  
**Consider for approval** an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Radial, Inc., to facilitate access to the federal FTZ program.
- Action Item #3:**  
**Consider for approval** an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Yaraghi, LLC to facilitate access to the federal FTZ program.

**Capital:**

- BP2026-05-06** **Consider for approval** 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.
- BP2026-05-07** **Consider for approval** 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.



**INDIANAPOLIS AIRPORT AUTHORITY**

- BP2026-05-08** **Consider for approval** 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).
  
- BP2026-05-09** **Consider for approval** 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.
  
- BP2026-05-10** **Consider for approval** 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).
  
- BP2026-05-11** **Consider for approval** 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).

## **BOARD MEMO – 2025 AUDITED FINANCIAL STATEMENTS**

To: IAA Board of Directors  
From: Robert Thomson, Sr. Director of Finance/Treasurer  
Date: May 8, 2026  
Board Date: May 15, 2026  
Subject: 2025 Audited Financial Statements

### **Background**

Please accept the attached Independent Auditor's Report and Financial Statements presented with an unmodified opinion and the Forvis Mazars Report to the Board of Directors, Finance and Audit Committee, and Management for the Indianapolis Airport Authority (Statements) for the year ended December 31, 2025. The 2025 audit was performed by the Authority's independent accounting firm, Forvis Mazars.

On May 1, 2026, the Authority's Finance and Audit Committee reviewed the Statements and approved the recommendation for approval of the Statements to the full Indianapolis Airport Authority Board.

### **Recommendation**

The IAA Treasurer recommends that the IAA board consider for approval 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.

## **BOARD MEMO – LAND LEASE AGREEMENT**

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: May 1, 2026

Board Date: May 15, 2026

Subject: Land Lease Agreement between IAA and the City of Fishers at Metropolitan Airport (“Metro”)

### **Background:**

In early 2025, the City of Fishers (“Fishers”) approached the IAA about the development of an Urban Farm on a portion of the undeveloped land at Metro Airport.

Fishers’ interest was in a location on the northern end of IAA-owned land, north of 106<sup>th</sup> Street and west of Allisonville Road. The proposed Urban Farm will not impede any area of the Runway Protection Zone (“RPZ”) or any aeronautical function at Metro Airport. The approximately 36-acre parcel is depicted in the aerial below and highlighted in yellow.

The Urban Farm is proposed to feature public fields and gardens, livestock, a playground, a nature trail, and nurseries, all managed by Fishers with a focus on education in the gardens, fields, and greenhouses. Through a U-pick program, the public will have access to seasonal produce, and the animals and livestock will offer opportunities for animal encounters, giving guests an up-close look at farm animals and livestock care. In addition, year-round education programs would support school-based programs in partnership with local Hamilton County schools.

The City of Fishers and IAA staff have negotiated terms for a Land Lease Agreement (“Lease”) with restrictions and termination rights along with revenues IAA has historically achieved in farming at Metropolitan Airport. The Lease is proposed to begin on July 1, 2026.

As Federal Grant funds were provided by the Federal Aviation Administration (“FAA”) to assist with the acquisition of this property many decades ago, Staff was required to seek approval from the FAA for a change of use from “aeronautical” to “non-aeronautical” use. FAA granted the request on March 9, 2026, with certain restrictions and conditions to be included in the Land Lease Agreement with Fishers.

### **Scope:**

The IAA staff requests that the IAA Board execute the Land Lease Agreement with the City of Fishers for a 20-year initial term, commencing July 1, 2026, and ending June 30, 2046.

**Schedule:**

- May 15, 2026: IAA Board to consider for approval the Land Lease Agreement with the City of Fishers.
- July 1, 2026 – June 30, 2046: Initial Lease Term (20 years)
- July 1, 2046 – June 30, 2056 Option to Renew (10 years)

**Revenue:**

Initial Term:

- July 1, 2026 – June 30, 2031: \$6,534.00 per month or \$78,408.00 annually;
- July 1, 2031 – June 30, 2046: CPI increase every five (5) years, beginning July 1, 2031

Renewal:

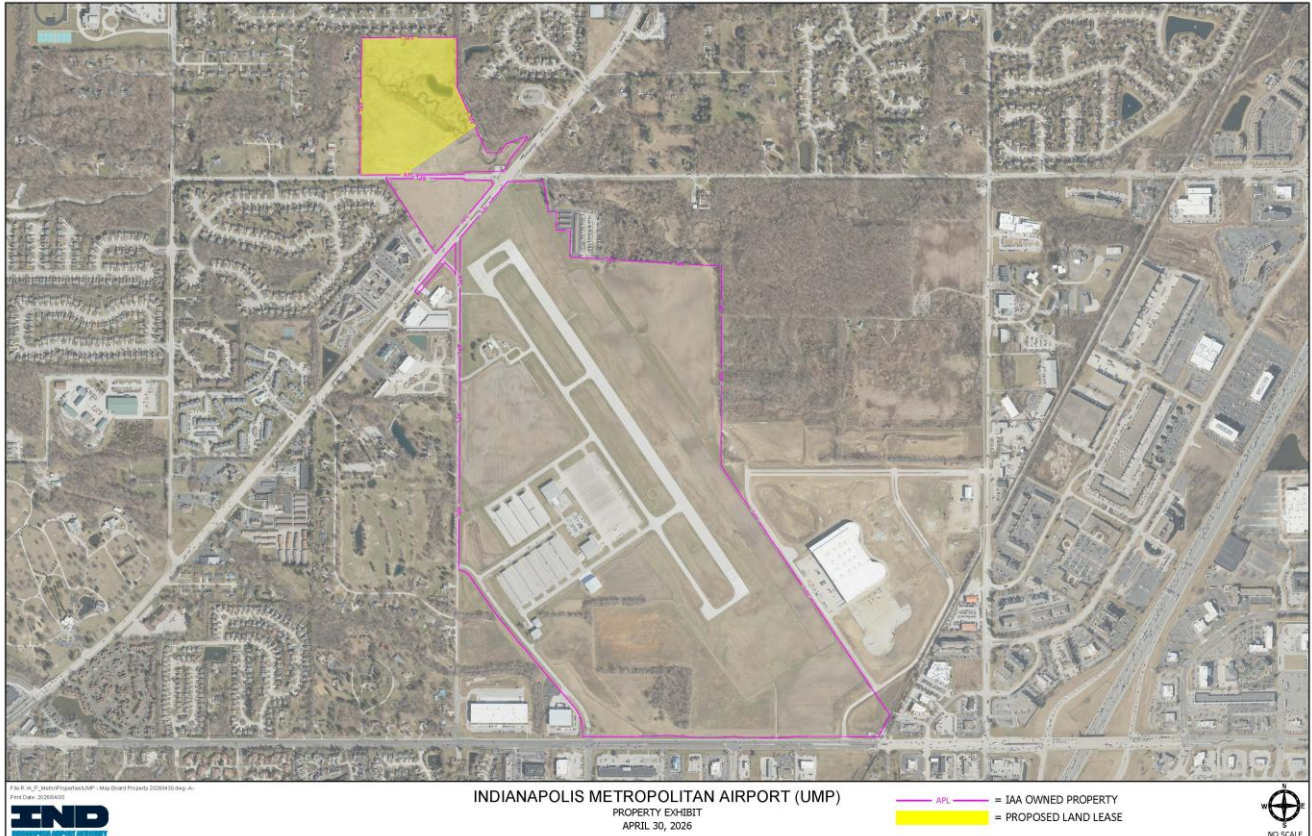
- July 1, 2046 – June 30, 2056: CPI increase every five (5) years beginning July 1, 2046

**Operating Costs:**

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

**Recommendation:**

Consider for approval 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.



**BOARD MEMO – (FTZ) OPERATOR AGREEMENT &  
GRANTEE SPONSORSHIP LETTERS**

To: IAA Board of Directors  
From: Marsha Wurster, Sr. Director of Commercial Enterprise  
Date: May 8, 2026  
Board Date: May 17, 2026  
Subject: FTZ Operator Agreements & Grantee Sponsorship Letters

**Background**

**Action Item #1:**

Legacy Supply Chain Services (LSCS) is a third-party logistics provider specializing in warehousing, distribution, fulfillment, and supply chain management solutions for a wide range of industries. LSCS supports its customers through integrated logistics operations, value-added services, transportation management, and end-to-end supply chain execution.

LSCS is seeking FTZ designation at its facility, which resides in Johnson County, at 1175 Collins Road in Greenwood. LSCS is requesting approximately 13.43 acres or 584,820 square feet for FTZ designation.

LSCS plans to transition over 17 FTE from another of their facilities in Johnson County and anticipates future employment growth of approximately 109 additional FTE and 4 PTE at the Collins Road facility. The average annual payroll for current employees transitioning to the site is approximately \$1 million.

**Action Item #2:**

RADIAL is a warehousing and distribution company for apparel, health and beauty, footwear and general merchandise brands, with operations primarily consisting of these goods arriving by a variation of air freight, ocean and truck as well as shipping to end customers across the world. RADIAL is seeking FTZ subzone designation with two facilities.

RADIAL is seeking FTZ designation at the following facilities, which reside in Hendricks County:

- Site 1 is located at 502 Eastpoint Circle in Brownsburg. This site has a proposed designated area of 15.85 acres or 690,702 square feet.

- Site 2 is located at 8838 East County Road 100 South. in Avon. This site has a proposed designated area of 13.798 acres or 601,045 square feet.

RADIAL employs 246 individuals across both facilities, with an estimated annual payroll of \$12.5 million.

**Action Item #3:**

Yaraghi, LLC is leading home furnishings brand that specializes in high-quality rugs, furniture, and home décor. Yaraghi, LLC is seeking FTZ subzone designation at two facilities, with intention to utilize the proposed FTZ for warehouse and distribution operations.

Yaraghi, LLC is seeking FTZ designation at the following facilities, which reside in Boone County:

- Site 1: Is located at 5635 Albert S Drive in Whitestown. This site has a proposed designated area of 24.79 acres or 1,080,129 square feet.
- Site 2: Is located at 5383 E 500 S. in Whitestown. This site has a proposed designated area of 27.50 acres or 1,198,069 square feet.

Yaraghi, LLC expects to employ approximately 200 individuals across both facilities, with an estimated annual payroll of \$10 million.

**Scope**

Staff requests the IAA Board to execute the FTZ Operator Agreements and issue a Grantee Sponsorship Letters.

**Budget**

**Action Item #1:**

Grantee fees are publicly posted in the Zone Schedule (FTZ rates & charges document). Legacy Supply Chain Services is expected to pay \$48,000.00 annually for grantee fees.

Operating Cost:

Annual FTZ direct costs associated with the Legacy Supply Chain Services' Operating Agreement equate to \$5,200.00 to service this account.

**Action Item #2:**

Grantee fees are publicly posted in the Zone Schedule (FTZ rates & charges document). RADIAL is anticipated to pay \$48,000.00 annually for grantee fees.

Operating Cost:

Annual FTZ direct costs associated with Radial Inc's Operating Agreement equate to \$5,200.00 to service this account.

**Action Item #3:**

Grantee fees are publicly posted in the Zone Schedule (FTZ rates & charges document). Yaraghi, LLC is anticipated to pay \$60,000.00 annually for grantee fees.

Operating Cost:

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

**Schedule**

**Action #1:**

February 9, 2026: GIFTZ Board reviewed Legacy Supply Chain Services' request for expansion and recommended approval of FTZ sponsorship.

May 15, 2026: Upon approval, IAA Board execution of the FTZ Operator Agreement and Grantee Sponsorship Letter with Legacy Supply Chain Services.

**Action #2:**

April 29, 2026: GIFTZ Board reviewed Radial, Inc's request for entering the FTZ program and recommended approval of FTZ sponsorship.

May 15, 2026: Upon approval, IAA Board execution of the FTZ Operator Agreement and Grantee Sponsorship Letter with Radial, Inc.

**Action #3:**

April 29, 2026: GIFTZ Board reviewed Yaraghi, LLC's request to enter the FTZ program and recommended approval of FTZ sponsorship.

May 15, 2026: Upon approval, IAA Board execution of the FTZ Operator Agreement and Grantee Sponsorship Letter with Yaraghi, LLC.

**Recommendation**

**Action Item #1:** Consider for approval 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.

**Action Item #2:** Consider for approval an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Radial, Inc., to facilitate access to the federal FTZ program.

**Action Item #3:** Consider for approval an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Yaraghi, LLC to facilitate access to the federal FTZ program.

## **BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

From: Reid Goldsmith, Sr. Director of IT

Date: May 8, 2026

Board Date: May 15, 2026

Subject: Approval of Contract Award to Vigilant Technologies LLC for the Upgrade of Oracle and PROPworks Management Software

### **Background**

The Indianapolis Airport Authority (IAA) has operated an Oracle E-Business Suite (EBS) financial system and a contract and revenue management system from Amadeus called PROPworks for several decades. The IT Department last performed a major upgrade to the EBS environment in 2014 and has since performed several minor upgrades. PROPworks was last upgraded in 2023 and is likewise maintained internally, with software assurance and support from their respective vendors.

In 2024, the IT Department engaged a locally based airport-focused consulting firm, Chrysalis Global, to assess options for upgrading these two systems. Through this process, Chrysalis identified the most feasible future state of the systems to be utilization of Oracle Cloud Infrastructure (OCI), a cloud computing platform. The engagement also produced a Request for Proposals where IAA solicited proposals from vendors to perform the migration and upgrade efforts.

The RFP was posted in January of 2026 and bids were due in February. The IT, Finance, and Procurement teams at IAA evaluated eleven proposals. Three vendors and their references were interviewed through the evaluation process and one vendor has been selected to perform a migration of infrastructure to OCI as well as the upgrade of systems and integrations related to the EBS and PROPworks systems.

### **Scope & Timeline**

The selected vendor's project includes three phases consisting of:

Phase 1: Discover, Design, and Plan

Phase 2: Build, Migrate, and Test

Phase 3: Optimization, Go-Live, and Support

The first phase will last approximately six weeks and will entail an assessment of current systems, as well as the design of OCI. The second phase will last approximately 12 weeks and will set up the new OCI environment with key customizations and validate integrations through much testing. The final phase will last another 12 weeks and will launch IAA's use of the system within OCI and will provide post go-live support during and for 10 additional weeks.

**Budget**

The proposed contract is \$294,030.00 and is within the approved 2026 Capital Budget for project Upgrade Oracle, INFOR, and Propworks Management Software.

**Recommendation**

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

## **BOARD MEMO – CONTRACT AWARD**

To: IAA Board of Directors

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

Date: May 5, 2026

Board Date: May 15, 2026

Subject: Award a Construction Contract to Gibson Teldata, Inc. for Refurbish and Upgrade Blue Emergency Phones at Indianapolis International Airport (Project No. I-24-016)

### **Background**

For customer safety and security, the Indianapolis International Airport has blue light emergency phone towers in all major public parking areas. The blue light provides a highly visible indicator, ensuring customers can quickly find a means to easily report an incident or request immediate assistance.

The current Blue Emergency Phone system has surpassed its useful life; therefore, it is necessary to replace the aging equipment located in the surface parking areas. Replacement of the system will ensure dependable connectivity between airport parking areas and the Airport Operations Center, providing safety and security for the traveling public. It will also reduce operating costs, improve operational efficiency and enable the timely dissemination of emergency messages and instructions throughout the parking areas.

On August 25, 2025, the Indianapolis Airport Authority (IAA) Senior Director of Planning and Development approved a task order with Applied Engineering Services, Inc. through their 2025 On-Call Professional Services Contract for the development of plans, specifications, and bidding services for Refurbish and Upgrade Blue Emergency Phones project at Indianapolis International Airport.

On April 24, 2026, the IAA staff received two (2) bids. The project contained a base bid only. The bids for the base bid ranged from \$612,465.00 to \$714,210.00. Gibson Teldata, Inc. was the lowest responsive and responsible bidder in the amount of \$612,465.00 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 Board of Directors for approval.

**Scope**

Removal and replacement of existing emergency phone towers with new VoIP-style units in the economy, employee, and cell phone parking lots, along with an emergency wall-mounted phone in the ride-share/limo lot, and installation of supporting infrastructure including fiber switches, media converters, 120V duplex receptacles, and data cabling.

**Budget**

Gibson Teldata, Inc. contract is \$612,465.00, which is within the approved 2026 Capital Budget for Refurbish and Upgrade Blue Emergency Phones.

**Refurbish and Upgrade Blue Emergency Phones**

Contract Amount (including 10% reserve)	\$	673,711.50
Design (including survey)	\$	46,785.00
Advertisements for Bid	\$	342.72
<b>Total Anticipated Project Cost</b>	<b>\$</b>	<b>720,839.22</b>

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 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.

## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

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

Date: May 5, 2026

Board Date: May 15, 2026

Subject: Approve Amendment No. 4 to the contract with Synthesis Incorporated for GTC Drive-Thru Lanes Renovation at Indianapolis International Airport (Project No. I-24-020)

### **Background**

Approximately two-thirds of all Indianapolis International Airport passengers pass through the Ground Transportation Center (GTC), making it a critical gateway that shapes first and last impressions of Indianapolis for millions of visitors every year. This project will improve safety, comfort, and overall aesthetics for the passengers traveling through the GTC.

On August 18, 2023, the Indianapolis Airport Authority (IAA) Board of Directors approved a professional services contract with Synthesis Incorporated to provide professional design services that included improved general lighting at the drive-thru lanes, safety enhancements at the pedestrian crosswalks, and warming areas outside the GTC.

Amendments 1-3 were time only extensions as noted in the Contract Summary to Date section of this memo.

### **Scope**

The original scope of the Synthesis Incorporated contract included design and bidding phases only. Amendment No. 4 will allow Synthesis Incorporated to provide the remaining services necessary to complete the construction phase and closeout of the project.

### **Budget**

The Synthesis Incorporated contract amendment is \$33,931.25, which is within the approved 2026 Capital Budget for GTC Drive-Thru Lanes Renovation.

This project is 100% cash funded.

### **Schedule**

The contract term will be extended by Amendment No. 4 to May 31, 2027, to include the 10-month warranty walk-through.

### **Contract Summary to Date**

<b>Contract/Amendment &amp; Execution Date</b>	<b>Service &amp; Term</b>	<b>Amount</b>
Original Contract August 18, 2023	Professional Services Term: 8/18/2023 - 5/31/2024	\$ 311,945.00
Amendment No. 1 July 5, 2024	Professional Services Term Extended: 12/31/2024	Time-Only Extension
Amendment No. 2 January 23, 2025	Professional Services Term Extended: 12/31/2025	Time-Only Extension
Amendment No. 3 December 29, 2025	Professional Services Term Extended: 1/31/2027	Time-Only Extension
Amendment No. 4 May 15, 2026	Professional Services Term Extended: 5/31/2027	33,931.25
<b>Revised Contract NTE</b>		<b>\$ 345,876.25</b>

### **Recommendation**

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

## **BOARD MEMO – DELEGATION OF AUTHORITY**

To: IAA Board of Directors

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

Date: May 4, 2026

Board Date: May 15, 2026

Subject: Delegation of Authority to Approve a Construction Contract for 5L-23R North Parallel Runway Rehabilitation at Indianapolis International Airport (Project No. I-25-040)

### **Background**

In 2025, the Indianapolis Airport Authority (IAA) completed a rehabilitation of the northern parallel. As part of the original rehabilitation project, the surface painted markings were cleaned and painted over; however, since the completion of the project IAA staff have identified the need to repaint the surface markings.

In order to maintain the critical schedule for the project, the IAA staff is requesting a Delegation of Authority to the IAA Executive Director to execute and award a construction contract for 5L-23R North Parallel Runway Rehabilitation surface markings. Due to limited opportunities to close Runway 5L-23R and contractor scheduling limitations, it is necessary to advance this project in an expedited manner.

### **Scope**

Full removal and painting of surface markings on Runway 5L-23R.

### **Budget**

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

This project will be 100% Airport cash funded.

### **Schedule**

The contract award is anticipated in June 2026, with an expected 19 calendar days of work to complete the project.

**Recommendation**

Staff recommends the IAA Board of Directors consider for approval 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.

## **BOARD MEMO – AMENDMENT No. 1**

To: IAA Board of Directors

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

Date: April 15, 2026

Date: May 15, 2026

Subject: Approve Amendment No. 1 to the contract with Butler, Fairman & Seufert, Inc. for Taxiway R Realignment – Design at Indianapolis International Airport (Project No. I-25-079)

### **Background**

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

On February 12, 2025, the IAA issued a Request for Qualifications, per Federal Aviation Administration (FAA) requirements, to select a designer for Taxiway R Realignment with Statement of Qualifications (SOQs) due on March 4, 2025. A review committee made up of four (4) IAA representatives formally evaluated the SOQs and concluded that interviews should be conducted with all three (3) firms. As a result of the interviews, the selection committee determined that Butler, Fairman & Seufert, Inc. (BF&S) was the most qualified to provide the professional services needed for this project.

On August 15, 2025, the IAA Board of Directors approved a contract with BF&S to provide professional services for design for Taxiway R Realignment.

### **Scope**

Additional site visits, additional utility (including storm and electrical) investigation, and more extensive Construction Safety Phasing Plan (CSPP) necessitated by the project being separated into two bid packages at the IAA's request. Amendment No. 1 also includes Construction Administration for Package 1.

**Budget**

The BF&S contract amendment is \$3,672,155.74, which is within the approved 2026 Capital Budget for Taxiway R Realignment (Project No. I-25-079).

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

**Schedule**

This amendment does not change the term of the contract. The contract with BF&S expires on October 31, 2028 to allow for completion of as-builts and project closeout.

**Contract Summary to Date**

<b>Contract/Amendment &amp; Execution Date</b>	<b>Service &amp; Term</b>	<b>Amount</b>
Original Contract August 15, 2025	Professional Services Term: 8/15/25 - 10/31/2028	\$ 4,260,376.33
Amendment No. 1	No Change In Term	\$ 3,672,155.74

**Recommendation**

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



**BP2026-05-11**

## **BOARD MEMO – AMENDMENT**

To: IAA Board of Directors

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

Date: May 5, 2026

Board Date: May 15, 2026

Subject: Approve Amendment No. 1 to the 2026 On-Call Professional Services Contract with CE Solutions, Inc.

### **Background**

Indianapolis Airport Authority (IAA) Staff use On-Call Services to expeditiously address issues that unexpectedly occur within our aviation system.

On March 18, 2026, the Indianapolis Airport Authority (IAA) Executive Director approved the 2026 On-Call Professional Services Contract with CE Solutions, Inc., with a term from March 18, 2026, through December 31, 2026.

On March 18, 2026, the Senior Director of Planning and Development approved Task Order #1 under this contract for the I-26-095 Weir Cook West Access Tunnel Investigation and Rebuild project at Indianapolis International Airport, in the amount of \$84,348.00. Heavy rains caused a section of the concrete structure to dislodge. With the help of CE solutions and Shiel Sexton, the structure was quickly stabilized and there was no negative impact to the hotel construction. The structure now requires additional rehabilitation to address its long-term stability. IAA staff believe it is prudent to continue this work with CE Solutions as the Engineer of Record for the rehabilitation and is requesting an increase to the CE Solutions, Inc. On-Call contract.

### **Scope**

Professional engineering and design services for ongoing projects and the additional emergency response/assessment/design.

### **Budget**

Amendment No.1 with CE Solutions, Inc. for their 2026 On-Call contract is an amount not-to-exceed \$50,000.00, bringing the contract total for the On-Call Professional Services to a maximum of \$200,000.00. Funds for on-call contracts are identified from the approved operating or capital budgets.

### **Schedule**

The contract term will be extended by Amendment No. 1 to December 31, 2027 to ensure all professional services, including a 10-month warranty inspection on constructed work, will be completed.

**Contract Summary to Date**

<b>Contract/Amendment &amp; Execution Date</b>	<b>Service &amp; Term</b>	<b>Amount</b>
Original Contract 2026 On-Call Professional Services Contract	Professional Services Term: 3/18/2026 - 12/31/2026	\$ 150,000.00
Amendment No. 1 May 15, 2026	Professional Services Term Extended: 12/31/2027	50,000.00
<b>Revised Contract NTE</b>		<b>\$ 200,000.00</b>

**Recommendation**

The IAA staff recommends the IAA Board of Directors approve 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).

## IAA BOARD APPOINTMENTS

<b>Board Member:</b>	<b>Appointment Date:</b>	<b>Appointed By:</b>	<b>Expires:</b>
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

<b>Officers:</b>	<b>Position:</b>	<b>Appointment Date:</b>	<b>Appointed by:</b>	<b>Expires:</b>
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