INDIANAPOLIS AIRPORT AUTHORITY

IAA Board of Directors Meeting Agenda
November 20, 2026
8:30 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 October 16, 2026.**

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

a) **Introduction** for **Ordinance 05-2026**, concerning Indianapolis Airport Authority's 2027 Rates and Charges Ordinance, as described in **Board Memo BP2026-11-01**.

IV. **Board Reports**

a) Board President's Report

V. **Official Actions**

a) Consider for approval the items on the **General Agenda dated November 20, 2026**.

VI. **Staff Reports**

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

i. Indiana Destination Development Corporation Hoosier Hospitality Award – Kim Thomas
ii. Winter Weather Preparedness IND Snow Operations
iii. JetBlue – New Airline at IND
iv. 3rd Annual Naturalization Ceremony at IND
v. Soaring for Autism
vi. ACI-NA Marketing & Communications Awards Finalists
vii. The Westin Indianapolis International Airport Hotel Model Room Tour & Construction Updates
viii. Investing in our People: People Leader Summit, Influential Leadership Program, and National FFA Tour

VII. **Other Reports and Updates**

a) **Board Communications:** *Next Meeting: Friday, December 18, 2026, at 8:00 AM.*

MINUTES
Board of Directors Meeting
Indianapolis Airport Authority

The Regular Meeting of the Indianapolis Airport Authority (IAA) Board was called to order at 8:00 a.m. on October 16, 2026, in the Airport's Board Conference Room at Indianapolis International Airport. Secretary Mamon Powers III called the meeting to order. Board Members attended in person or virtually.

Present at the commencement of the meeting and comprising a quorum were:
Barbara Glass, President – attending virtually
Steve Dillinger, Vice President -- not attending
Mamon Powers, Secretary
Kurt Schleter, Member, attending virtually
Jeffrey Gaither, Member – not attending
Duane Gibbs, Member – not attending
W. Tobin McClamroch, Member
Eric Dozier, Member – attending virtually
Ryan Goodwin, Member
Tamika Catchings, Member – attending virtually
Brett Voorhies, Member
Brian Tuohy, I.A.A. Board Counsel

I.A.A. Executive Staff attending:
Mario Rodriguez, Executive Director
Keith Berlen, Sr. Director of Operations and Public Safety
Alexandra Kalpakidis, Sr. Executive Assistant
Maria Wiley, Sr. Director of Audit, Compliance & Procurement
Rachel Stevens, Sr. Director of Human Resources
Joseph Heerens, Sr. Director of Properties
Jonathan Weinzapfel, General Counsel
Robert Thomson, Sr. Director of Finance
Jarod Klaas, Sr. Director of Planning and Development
Reid Goldsmith, Sr. Director of Information Technology
Matt Smith, Director of Information Technology
Marsha Wurster, Sr. Director of Commercial Enterprise
Holli Harrington, Sr. Director of Strategic Alliance
Megan Carrico, Sr. Director of Public Affairs

APPROVAL OF MINUTES

Secretary Powers asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. There being no discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", the Meeting Minutes of the IAA Board Meeting on September 18, 2026, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

Secretary Powers called upon Robert Thomson, Sr. Director of Finance, to present for consideration and approval **Resolution 12-2026** (presented as Resolution 09-2026 in error) amending and replacing the existing Debt Issuance Criteria Policy, which has been recommended by the IAA Finance and Audit Committee, as described in **Board Memo BP2026-10-01**. Secretary Powers then asked for a motion to approve. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. There being no discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-01.**

Secretary Powers then called upon Mr. Thomson to present for approval **Resolution 10-2026**, amending and replacing the existing Investment Policy, which has been recommended by the IAA Finance and Audit Committee, as described in **Board Memo BP2026-10-02**. Secretary Powers then asked for a motion to approve. A motion to approve was made by Mr. McClamroch and seconded by Mr. Goodwin. There being no discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-02.**

Secretary Powers then called upon Joseph Heerens, Sr. Director of Properties, to present for approval **Resolution 11-2026**, for a public auction of certain IAA assets (including IAA's IMC items and the Fire Trucks) as well as a Delegation of Authority to IAA's Executive Director (or his/her designee) as described in **Board Memo BP2026-10-03**. Secretary Powers asked for a motion to approve. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. After brief discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye," unanimous approval was given to **BP2026-10-03**.

BOARD REPORTS

President's Report - None

Secretary Powers allowed a representative of Indivisible, an organization protesting the use of IND for transportation of illegal immigrants by ICE, to speak at the meeting.

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED October 16, 2026:

Secretary Powers then called upon Robert Thomson to present for approval, **BP2026-10-04**, an engagement with Forvis Mazars, LLP for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2026, in an amount not to exceed $165,400.00. Secretary Powers then asked for a motion to approve. A motion for approval was made by Mr. McClamroch and seconded by Tamika Catchings. There being no discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-04**.

Secretary Powers then called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for approval **BP2026-10-05**, **an** FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with Kalmar Finland Oy to facilitate access to the federal FTZ program to support trade, economic impact, and job growth in central Indiana as described in **BP2026-10-05**. Secretary Powers then asked for a motion to approve. A motion for approval was made by Mr. Goodwin and seconded by Mr. Dozier. There being no discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-05**.

Secretary Powers then called upon Ms. Wurster to present for approval **BP2026-10-06**, an FTZ Operator Agreement and the issuance of a Grantee Sponsorship Letter with CEVA Contract Logistics U.S., Inc. to facilitate access to the federal FTZ program to support trade, economic impact and job growth in central Indiana. Secretary Powers then asked for a motion to approve. A motion for approval was made by Ms. Catchings and seconded by Mr. Goodwin. After brief discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-06**.

Secretary Powers then called upon Keith Berlen, Sr. Director of Operations and Public Safety, to present for approval **BP2026-10-07**, the purchase of one (1) new large agricultural tractor with mowing attachments from Reynolds Farm Equipment in an amount not to exceed $290,748.11. Secretary Powers then asked for a motion to approve. A motion for approval was made by Mr. Schleter and seconded by Mr. Voorhies. There being no discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-07**.

Secretary Powers then called upon Mr. Berlen to present for approval **BP2026-10-08**, the contract award to Peak Transit for Shuttle Bus Prediction Analytics and Voice Announcements, in an amount not to exceed $312,435.00, as the lowest responsive and responsible bidder. Secretary Powers then asked for a motion to approve. A motion for approval was made by Mr. Goodwin and seconded by Mr. Dozier. There being no discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-08**.

Secretary Powers then called upon Jarod Klaas, Sr. Director of Planning and Development, to present for approval **BP2026-10-09**. For Action 1, a professional services contract with MZ Corporation (dba Zurbuch Construction Consulting) for Col. H. Weir Cook Parking Capacity Dynamic Signage at Indianapolis International Airport in an amount not-to-exceed $168,019.00 (fees and expenses), and for Action 2, Amendment No. 3, with WSP USA, Inc. for Col. H. Weir Cook Parking Capacity Dynamic Signage at Indianapolis International Airport in an amount not-to-exceed $12,991.79 (fees). Secretary Powers then asked for a motion to approve. A motion to approve was made by Mr. Schleter and seconded by Mr. McClamroch. After brief discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-09**, Action 1 and Action 2.

Secretary Powers then called upon Mr. Klaas to present for approval **BP2026-10-10,** an award of contract for CEP – Chiller Upgrades at Indianapolis International Airport to Johnson Controls Inc. in an amount not-to-exceed $1,675,335.00. Johnson Controls, Inc.'s single-source purchase contract amount is $1,675,335.00 (an award not-to-exceed $1,675,335.00). Secretary Powers then asked for a motion to approve. A motion to approve was made by Mr. McClamroch and seconded by Mr. Goodwin. After brief discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-10**.

Secretary Powers then called upon Mr. Klaas to present for approval **BP2026-10-11**, Amendment No. 2 with Resource International, Inc. for Ready Return Lot 2024 at Indianapolis International Airport in an amount not-to-exceed $234,796.25 (fees). Secretary Powers then asked for a motion to approve. A motion to approve was made by Mr. Goodwin and seconded by Mr. McClamroch. After brief discussion, Secretary Powers asked for a roll call vote, and with all members stating "Aye", unanimous approval was given to **BP2026-10-11**.

Secretary Powers then called upon Mr. Klaas to present for approval, **BP2026-10-12**, the Amended and Restated Contract for Construction Manager as Constructor with a Guaranteed Maximum Price with Messer Construction Company in an amount not-to-exceed $174,476,814.00 plus an Owner's Contingency of $7,000,000.00 for a total of $181,476,814.00 for the Baggage Handling System Centralized Checked Baggage Inspection System project at Indianapolis International Airport. Secretary Powers asked for a motion to approve. A motion to approve was made by Mr. Goodwin and seconded by Mr. McClamroch. After brief discussion, Secretary Powers asked for a roll call vote, and with one abstention by Secretary Powers and with all other members stating "Aye", approval was given to **BP2026-10-12**.

Staff Reports

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

i. Indiana Chamber 2026 Emerging Leader of the Year Award – Chelci Hunter
ii. Welcome Back Joe Heerens
iii. 2026 FAA Federal Grants Awards
iv. ACI-NA Environmental Achievement Award – Innovation/Special Projects
v. Indianapolis Urban League 20+ Years of Service Award – Maria Wiley
vi. Disability Awareness Month
vii. International Violin Competition Student Art Display
viii. Out in the Community: American Heart Association Heart Walk, Circle City Classic Parade, and Walk to End Alzheimer's
ix. Indiana Aviation Hall of Fame
x. Junior Achievement of Central Indiana Business Hall of Fame

ADJOURNMENT

Meeting adjourned at 8:49 a.m.

The October 16, 2026, Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:
https://us02web.zoom.us/rec/share/5oZtn2I0EuCWrelBy3n0jY3dfbPiHLGDOxoIIiCO3p0Fuk6DRxJO94QqmkTChLye.MzzKFA4kK6KRCAcU?startTime=1792152042000

Passcode: A5^6y2.V

INDIANAPOLIS AIRPORT AUTHORITY

By: _____
Barbara Glass, President

By: _____
Mamon Powers III, Secretary

* Signed under the Authority of IAA Board Resolution No. 11-2021

DATED: November 20, 2026

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-01
Ordinance 05-2026

BOARD MEMO – 2027 RATES & CHARGES ORDINANCE

To: IAA Board of Directors

From: Jonathan Weinzapfel, General Counsel

Date: November 13, 2026

Board Date: November 20, 2026

Subject: 2027 Rates & Charges Ordinance No. 05-2026

Background

The Board of the Indianapolis Airport Authority ("IAA") annually adopts an ordinance implementing a schedule of rates and charges for the use of the Airport's facilities and services. All public notices about the introduction and public hearing of this proposed Ordinance will be properly published in the local newspapers, as required by Indiana law.

Scope

This proposed Ordinance sets forth rates that, if approved, will go into effect at the beginning of next year (January 1, 2027). The following represents a summary of changes from the prior year's ordinance (shown on the attached copy of the proposed Ordinance)

Consistent with the terms of the AUA, the following changes were made to reflect the 2027 rates for airlines:

- In Section III(B)(2)(a), landing fees for Signatory Airlines increased from $4.83 to $4.87 per 1000 pounds of landing weight, and for Non-Signatory Airlines, the rate increased from $6.32 to $6.64

- In Section III(B)(3)(b), annual terminal space rental rates per square foot of area increased from $123.32 to $155.75 for Signatory Airlines and increased from $177.71 to $192.61 for Non-Signatory Airlines. Rental rates for aircraft aprons increased from $2.20 to $2.95 for Signatory Airlines and increased from $2.40 to $2.63 for Non-Signatory Airlines.

- In Section III(B)(4), the Joint Use Space Fee per enplaned passenger increased from $9.58 to $10.84.

- In Section III(B)(9)(a) the Common Use Gate Fees (per flight) were increased as follows:

  For Non-Signatory Airlines:
  - Up to 3 hours -- increased from $307.47 to $342.10 and Airport Apron fee increased from $64.57 to 72.74. For more than 3 hours, but less than 9 hours increased from $461.21 to $513.15 and Airport Apron fee increased from $96.86 to $109.11. For 9 or more hours but less than 18 hours, increased from $922.41 to $1,026.30 and airport apron fee increased from $193.71 to $218.22. For 18-24 hours, increased from $1,844.82 to $2,052.60 and Airport Apron fee increased from $387.42 to $436.44.
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  For Signatory Airlines:
  - Up to 3 hours -- increased from $213.37 to $255.35. Aircraft Apron fee increased from $64.57 to $72.74. For more than 3 hours, less than 9 hours increased from $320.06 to $383.03 and Airport Apron fee increased from $96.86 to $109.11. For 9 or more hours but less than 18 hours, increased from $640.12 to $766.05 and Airport Apron fee increased from $193.71 to $218.22. For 18 to 24 hours, increased from $1,280.24 to $ 1,532.10, and Airport Apron increased from $387.42 to $436.44.

- IN Section VI(A)(B)(C), with respect to copying fees:
  - Section A was updated by Indiana Code § 5-14-3-8, for responding to out-of-state requests or automated requests. It may not exceed now $0.25 per page from $0.10 per page or $25 per hour of staff time, IC 5-14-3-8(n).
  - Section B referenced Indiana Code § 9-29-11-1 which has been Repealed and replaced with Indiana Code § 9-26-9-3(a). No changes to the fee collected.
  - Section C is an addition as permitted under Indiana Code § 5-14-3-8, where the Airport Police Department may collect a fee of $150.00 per law enforcement recording and, as per Section A, may collect a fee of $0.25 per page or $25 per actual hour of staff time spent processing Public Records Requests.

Schedule

November 20, 2026, General Ordinance No. 05-2026 will be introduced at the IAA Board Meeting, and on December 18, 2026, there will be a Public Hearing/Consideration for Adoption of said Ordinance.

Revenue and/or Operating Cost Implications

The annual Rates & Charges Ordinance is the principal document to impose fees and charges for the use of the Airport's facilities and services in support of the 2027 approved Operating and Capital Budgets of the IAA.

Recommendation

Staff recommend approval of the Introduction of the attached General Ordinance No. 05-2026 for 2027 Rates and Charges and approval to proceed for adoption at the December 2026 Board meeting.

GENERAL ORDINANCE NO. 05-2026

WHEREAS, the Indianapolis Airport Authority Board (the "Authority"), pursuant to Indiana Code § 8-22-3-11, is authorized to adopt a schedule of rates and charges, and to collect same from all users of the Authority's airport facilities and services.

WHEREAS, the Authority annually enacts reasonable rates and charges for the use of its airport facilities and services, effective as of January 1 of the upcoming year; and

WHEREAS, the Authority, by adopting General Ordinance No. 03-2025, established reasonable rates and charges for use of the airport facilities and services for the year 2026; and

WHEREAS, the Authority now wishes to update certain rates and charges contained in General Ordinance No. 05-2026, to take effect on January 1, 2027, with all other rates and charges to remain in effect through the end of 2027.

NOW, THEREFORE, be it ordained by the Authority's Board, as follows:

Section I. The following terms are hereby defined as follows:

A. Airline

A person or entity operating a commercial air transportation system by aircraft for the purpose of carriage of persons, cargo, mail or other property.

B. Aircraft Arrival

Any aircraft arrival at the Airport (including, without limitation, scheduled flights, charters, sightseeing flights, test flights, ferry flights, courtesy flights, inspection flights or any other flights). Aircraft Arrival shall not include any flight that returns to the Airport after departure because of mechanical, meteorological, medical or other precautionary reasons, or which is diverted to the Airport from its intended destination because of mechanical, medical or other precautionary reasons other than meteorological reasons.

C. Aircraft Remote Parking Areas

A portion of the Terminal apron and other remote Apron Areas at the Airport designated for the parking of diverted, overnight, passenger, cargo, and other types of aircraft and operations.

D. AUA

The Agreement and Lease of Premises at the Airport entered into between the Authority and certain Airlines with an effective date of January 1, 2024.

E. Airport

The Indianapolis International Airport and any future additions, improvements or changes to the Airport the Authority may make or authorize.

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F. Apron Areas
Those areas of the airport that provide for the parking, loading, unloading and servicing of passenger aircraft, other than the International Arrivals Apron Area.

G. Baggage System Space
The space occupied by or directly supporting the Airport's baggage system as described in the AUA.

H. Cargo Airline
A cargo carrier certificated by the U.S. Department of Transportation under 49 U.S.C. § 41103.

I. Common Use Gates
All Gates designated by the Authority to be used in common by Airlines.

J. Commuter Airline
A Passenger Airline operating a commercial air transportation system pursuant to the provisions of Federal Aviation Regulation Part 119 and Part 135 on a regular published schedule of aircraft arrivals and departures utilizing the Terminal.

K. Contract Day
Each twenty-four (24) hour period, or fraction thereof, for which a RAC rents an automobile to a customer.

L. Customer Facility Charge or CFC
The charge to be collected by each RAC and remitted to the Authority pursuant to Section IV.K hereof.

M. Customer Rental Transaction
A single rental transaction with a customer for a consecutive number of Contract Days.

N. Effective Date
January 1, 2027.

O. Enplaned Passenger
A person departing at the Terminal or any other terminal buildings at the Airport where revenue passengers are handled by aircraft as a paying or non-revenue passenger including connecting passengers but not including a through passenger who does not change aircraft or a passenger on an emergency or precautionary stop at the Airport.

P. Executive Director
The person designated by the Authority to exercise functions with respect to the rights and obligations of the Authority. The term also includes any person expressly designated to exercise functions with respect to the rights and obligations of the Executive Director, or such other person, division, department, bureau or agency as may from time to time exercise functions equivalent or similar to those exercised by the Executive Director.

Q. Gate
An area of the Terminal made up of a holdroom and a portal or stairwell, if any, through which passengers must pass to board or deplane an aircraft.

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R. General Aviation Aircraft
All civil aircraft, except Military Aircraft and aircraft operated by Cargo Airlines and Passenger Airlines.

S. General Ordinance
This General Ordinance No. 05-2026.

T. Ground Transportation Provider
A person or entity, other than a taxicab operator, that provides ground transportation services for hire from the Terminal or International Arrivals Building utilizing an automobile, limousine-sedan, van, mini-bus, SUV (sport utility), charter bus, or other similar type of vehicle.

U. International Arrivals Building (non-commercial flights)
The building located at 7001 Pierson Drive at the Airport.

V. Joint Use Space
The Baggage System Space and the TSA Space at the Airport.

W. Landing Fees
Charges based on Maximum Gross FAA Certified Landing Weight per Revenue Landing.

X. Maximum Gross FAA Certified Landing Weight
The maximum certificated gross landing weight in 1,000 pound units as approved by the Federal Aviation Administration for landing of an aircraft.

Y. Military Aircraft
All aircraft operated by any branch of the Armed Forces of the United States.

Z. Non-Based Employee
An employee employed by a tenant of the Authority who resides in the Indianapolis metropolitan area, but whose primary employment base is a city located outside of the State of Indiana.

AA. Non-Signatory Airline
An Airline providing air transportation of passengers or property by air to and from the Airport which has not executed the Authority's 2024 form of AUA for the use of, and for occupancy of, space or facilities at the Airport.

BB. Passenger Airline
A passenger carrier certificated by the U.S. Department of Transportation under 49 U.S.C. § 41102.

CC. RAC
Any auto rental entity which leases office space, counter space, buildings, or real property for the operation of a rental car business at the Airport.

DD. Revenue Landing
Any Aircraft Arrival by an Airline at the Airport for which such Airline receives revenue.

EE. Signatory Airline
An Airline providing air transportation of passengers or property by air to and from the Airport, which has fully executed the Authority's 2024 form

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of AUA, for the use of, and for occupancy of, space or facilities at the Airport.

FF. Terminal

The Colonel H. Weir Cook passenger terminal building at the Airport as presently existing or as hereafter modified, developed or relocated.

GG. TSA Space

The space used by the Transportation Security Administration for Checkpoints A & B including checked baggage screening and inspection at the Airport.

Section II. The following schedule of rates, fees, and charges is hereby created and established for operators of aircraft using Hendricks County Airport, Eagle Creek Airpark, Metropolitan Airport, Indianapolis Regional Airport, and the Downtown Heliport:

A. Operators of General Aviation Aircraft not operating on a regular schedule shall pay a fuel flowage fee of $0.08 per gallon of fuel delivered into the fuel tanks of such aircraft. All holders of a Non-Public aircraft Fuel Dispensing Permit shall pay an annual dispensing fee of $875.00 per calendar year, in addition to the fuel flowage fee of $0.08 per gallon for fuel delivered into the fuel tanks of the tenant's fuel trucks or tenant's fuel farm.

B. Operators of Military Aircraft shall pay a fuel flowage fee of $0.08 per gallon of fuel delivered into the fuel tanks of such aircraft.

C. Charges for removal of disabled aircraft by the Authority:

If pilots, owners or agents of General Aviation Aircraft request that Authority employees remove disabled aircraft from runways, Apron Areas, taxiways, or other operational or other areas on any of the Authority's airports or the heliport, other than the Airport, the cost of the use of the Authority's equipment (whether owned or leased) and Authority personnel shall be charged to the owner. As a condition to providing this service, the owner shall fully release and discharge the Authority from any and all liability related to the removal of aircraft.

D. All t-hangar tenants that request and obtain a relocation to another t-hangar unit prior to the end of their current t-hangar lease, shall pay an administrative service fee of $250 to the Authority in connection therewith. All t-hangar tenants will be accessed a one-time fee of $20.00 for each key to their t-hangar unit not returned at the end of the t-hangar lease.

Section III. The following schedule of rates, fees, and charges is hereby created and established for operators of aircraft using the Airport:

A. General Aviation Aircraft and Military Aircraft

Operators of General Aviation Aircraft and Military Aircraft shall pay a fuel flowage fee of $0.08 per gallon of fuel delivered into the fuel tanks of such aircraft. All holders of a Non-Public Aircraft Fuel Dispensing Permit shall pay an annual dispensing fee of $875.00 per calendar year, in addition to the fuel flowage fee of $0.08 per gallon for fuel delivered into the fuel tanks of the tenant's fuel trucks or tenant's fuel farm.

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B. Passenger Airline and Cargo Airline Fees

1. Commuter Airlines

Aircraft operated by Commuter Airlines on a regular schedule shall pay a basic fee of $150.00 per month per aircraft and a fuel flowage fee of $0.08 per gallon of fuel delivered into the tanks on such aircraft. In the event that the total Maximum Gross FAA Certified Landing Weight for each aircraft operated by such carrier shall average 250,000 or more pounds per month, such carrier may petition the Authority to pay the rates and charges established by Section III.B.2 in lieu of the charges established by this subparagraph.

2. Landing Fees for All Other Passenger Airline and Cargo Airline Revenue Landings

a. In accordance with the AUA, all Passenger Airlines and Cargo Airlines, other than Commuter Airlines, shall pay Landing Fees for their use of the airfield at the Airport based on the aggregate Maximum Gross FAA Certified Landing Weight for all Revenue Landings at the Airport. The Landing Fee established pursuant to Section 6.04 of the AUA shall be $4.87 per one thousand pounds of Maximum Gross FAA Certified Landing Weight for Signatory Airlines and $6.64 per one thousand pounds of Maximum Gross FAA Certified Landing Weight for Non-Signatory Airlines.

b. Signatory Airlines shall comply with all provisions of the AUA regarding the payment of Landing Fees and the maintenance and submission to the Authority of records including but not limited to, aircraft type, landed weight, number of landings and enplaned passengers, and payment of fees.

c. Each Non-Signatory Airline subject to the Landing Fee provisions of Section III of this General Ordinance shall electronically provide to the Executive Director, on or before the fifteenth (15) day of each month, an accurate verified report of landed weight, as prescribed by the Executive Director, and concurrently with transmittal of said report, tender payment in the amount of Landing Fees for that Airline's operations at the Airport during the preceding month. Landing Fee charges shall be due on the first (1st) of the month and payable no later than the fifteenth (15th) day of each month for the preceding calendar month of operations. The report submitted by Airlines shall include, but shall not be limited to: (1) the Airline's total number of Aircraft Arrivals by type and model of aircraft and Maximum Gross FAA Certified Landing Weight of each type and model of aircraft; (2) the

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total number of Enplaned Passengers; and (3) the amount in pounds of freight, mail, and other cargo carried or transported by the Airline for such month. Such reports shall be subject to review and audit by the Authority, and Airline's records with respect to such reports shall be retained for five (5) years after the creation thereof.

3. Terminal Rentals

a. An annual space rental charge per square foot of area is hereby levied upon all Signatory Airlines, and Non-Signatory Airlines (including Commuter Airlines), in accordance with the methodology in Section 6.05 of the AUA.

b. The Terminal Rental Rate per square foot established pursuant to Section 6.05(B) of AUA shall be as follows for all space in the Terminal.

	Signatory	Non-Signatory
A. Terminal	$155.75	$192.61
B. Office or Club Room	$155.75	$192.61
C. Hold Rooms	$155.75	$192.61
D. Ticket Counter	$155.75	$192.61
E. Operations Space	$155.75	$192.61
F. Joint Use Space	$155.75	$192.61
G. Aircraft Apron	$2.95	$2.63

c. Signatory Airlines shall comply with all provisions of the AUA regarding the payment of Terminal Rentals.

d. Each Non-Signatory Airline (including Commuter Airline) paying Terminal Rentals pursuant to this Ordinance shall pay one-twelfth (1/12th) of its annual rental charge monthly on the first (1st) day of each calendar month, in advance. The Authority (or its Executive Director) may assign such space to the airlines, from time to time and in the exercise of reasonable judgment, in accordance with their needs, and subject to the provisions of the AUA or any operating agreement or other agreement with an Airline regarding the use of space in the Terminal.

4. Joint Use Space Fee

Joint Use Space fees shall be calculated pursuant to the method described in Sections 6.05(F) and 6.05(G) of the AUA. The fee per Enplaned Passenger referenced in Sections 6.05(G)(2)(B) and 6.05(G)(2)(C) of the AUA shall be $10.84.

5. International Arrivals Building and Apron Areas located at 7001 Pierson Drive

a. International Processing Fee: All Airlines shall pay a minimum service facility fee not to exceed $100.00 per flight (as approved by the Executive Director), or not to

exceed $1.00 per person processed (as approved by the Executive Director), whichever is greater, for use of the inspection area and reboarding lounge in the International Arrivals Building.

b. Inspection Area: When used separately to accommodate special events or functions, the user shall pay a fee not to exceed $200.00 (as approved by the Executive Director).

c. Reboarding Lounge: When used separately to accommodate deplaning or enplaning passengers or for special purpose or function, the user shall pay a fee not to exceed $200.00 (as approved by the Executive Director).

d. International Arrivals Apron Area (Building #3 area): A parking fee of $200.00 per twenty-four (24) hour period (or fraction thereof) shall be paid by Airlines who utilize the International Arrivals Apron Area for aircraft parking. A parking fee of $50.00 per twenty-four (24) hour period (or fraction thereof) shall be paid by General Aviation Aircraft operators of "Group I" and "Group II" aircraft who utilize the International Arrivals Apron Area for aircraft parking.

6. International Arrivals at the Terminal

All Passenger Airlines shall pay a service facility fee of $100.00 per flight (as approved by the Executive Director) for use of the "Federal Inspection Station".

7. Aircraft Remote Parking Areas

Any user parking aircraft in Aircraft Remote Parking areas shall pay a fee of:

Up to 3 hours	More than 3 hours but less than 9 hours	9 or more hours but less than 18 hours	18-24 hours
Fees: $125.00	$125.00	$125.00	$125.00

8. Aircraft Parking Due to Declared Emergency

Any user parking aircraft at the Aircraft Remote Parking Areas for an indefinite period of time as a direct result of a state of emergency declared by the federal government shall pay a rental fee of $50.00 per day per aircraft, which fee shall be retroactive to the date a national state of emergency was declared. This rate shall not apply to aircraft parked on the Aircraft Apron areas surrounding the passenger terminal.

9. Common Use Gate Fees

Passenger Airlines using Common Use Gates or common use Apron Areas for passenger handling or aircraft operations shall pay the following fees per flight:

a. Terminal Facilities

i. Non-Signatory Airline

	Up to 3 hours	More than 3 hours but less than 9 hours	9 or more hours but less than 18 hours	18-24 hours
Common Use Gate Fee (Holdroom & Loading Bridge)	$342.10	$513.15	$1,026.30	$2,052.60
Aircraft Apron	$72.74	$109.11	$218.22	$436.44
Operations Space	$98.00	$147.00	$294.00	$588.00
Ticket Counter and Public Address System	$98.00	$147.00	$294.00	$588.00

ii. Signatory Airline

	Up to 3 hours	More than 3 hours but less than 9 hours	9 or more hours but less than 18 hours	18-24 hours
Common Use Gate Fee (Holdroom & Loading Bridge)	$255.35	$383.03	$766.05	$1,532.10
Aircraft Apron	$72.74	$109.11	$218.22	$436.44
Operations Space	$65.00	$97.50	$195.00	$390.00
Ticket Counter and Public Address System	$65.00	$97.50	$195.00	$390.00

10. Charges for Removal of Non-Signatory Airline Disabled Aircraft by the Authority

If pilots, owners or agents of Non-Signatory Airlines (the "Responsible Party" or "Responsible Parties") request that Authority employees remove disabled aircraft from runways,

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Apron Areas, taxiways or other operational or other areas on the Airport, the cost of the use of the Authority's equipment (whether owned or leased) and Authority personnel shall be charged to the owner or Non-Signatory Airline. As a condition to providing this service, the Responsible Party shall fully release and discharge the Authority from any and all liability related to the removal of aircraft.

Section IV. With respect to ground transportation, concession and other fees at the Airport:

A. Taxicabs, Operating Agreement/Permit, and Fees

1. Taxicab owners or operators must have an Operating Agreement/Permit with the Authority, and pay a fee of $250.00, in advance, for each six (6) month period that their Operating Agreement/Permit is in force.
2. Taxicab owners or operators shall pay a fee not to exceed $2.50 (as approved by the Executive Director), per loading operation of passengers at the Airport. Notwithstanding the foregoing, the approved fee, as of the Effective Date, shall be $1.00 per trip. Taxicab owners or operators may assess a maximum pickup charge to Airport passengers of $0.50 per loading operation at the Airport.
3. The minimum taxi fare for trips originating at the Airport shall be $20.00.

B. Ground Transportation Agreement/Permit, and Fees

1. Fees. Any person or entity operating a business, an integral part of which involves persons or baggage being regularly transported between the Airport and a motel, hotel, parking lot, or auto rental office situated off the Airport's property, in vehicles owned or operated by the person or entity providing the service (or any contractor and/or subcontractor thereof), shall sign the Authority's Ground Transportation Agreement/Permit and pay the following fees and charges (and, at the discretion of the Executive Director, said fees and charges may be prorated to a convenient calendar date):

a. Hotel and Motel Vehicles

i. This Section IV.B.1.a.i applies to hotels and motels which do not engage in, permit or allow, for fee or other remuneration, off-Airport car parking of vehicles owned or operated by Non-Guests (as hereinafter defined). Such hotels and motels shall pay a fee not to exceed $2.50 (as approved by the Executive Director) for each trip by a hotel/motel vehicle to or from the Airport. Notwithstanding the foregoing, the approved fee, as of the Effective Date, shall be $.75 per trip to or from the Airport. The term "Non-Guests" means a person who requires transport to the Airport but who does not

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pay for a room and spend at least one (1) night sleeping at the hotel or motel where the person's car is parked immediately before being transported to the Airport in a hotel/motel vehicle.

ii. This Section IV.B.1.a.ii applies to hotels and motels which engage in, permit or allow, for fee or other remuneration, off-Airport car parking of vehicles owned or operated by Non-Guests. Such hotels and motels shall pay a fee of $7.50 for each trip by a hotel/motel vehicle to or from the Airport.

b. Persons or Entities Engaged in Off-Airport Car Parking

i. Such persons and entities engaged in off-Airport car parking shall pay a fee of ten percent (10%) of all sales and fees for the parking of vehicles, courtesy vehicle shuttle transportation, valet parking services, and other automobile services, including, but not limited to, the following:

1) washing and waxing
2) detailing or interior cleaning
3) oil, lube and filter
4) bulb repair or replacement
5) parking fees or charges
6) other miscellaneous vehicle revenue

for its customers arriving, departing or using Airport (the "Parking Gross Revenue Fee").

ii. The Parking Gross Revenue Fee shall also apply to persons and entities engaged in both off-Airport auto rental and off-Airport car parking (for fee or other remuneration) where such car parking accounts for less than thirty percent (30%) of the aggregate of all of the sales and fees (of such person or entity) which are described in Section IV.B.1.c.

c. Persons or Entities Engaged in Off-Airport Auto Rental

Such persons and entities engaged in off-Airport auto rental shall pay a fee of ten percent (10%) of all sales and fees for the rental of vehicles and services, including, but not limited to, the following:

1) time and mileage
2) unused voucher revenue
3) CDW allocated inclusive
4) loss damage waiver
5) personal accident insurance
6) extended liability protection
7) personal effects coverage
8) protection plus
9) fuel service option
10) fuel recharge

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11) intercity fees
12) coupons
13) baby seat revenue
14) navigational systems
15) additional driver
16) under age driver
17) ski racks
18) cellular phone commission
19) change of equipment
20) other miscellaneous vehicle revenue
21) rental fees or charges & airport fees

for its customers arriving, departing or using Airport.

2. Audit. Any person or entity engaged in off-Airport vehicle rental, by acceptance and use of a Ground Transportation Agreement/Permit issued by the Authority, agrees that the Authority shall have the right to inspect and audit such person's or entity's books of account and other records pertaining to its business operations in connection with the Airport, which books of account and other records shall be retained by such person or entity for a period of not less than five (5) years.

3. Termination of Ground Transportation Agreement/Permit. The Executive Director may terminate a Ground Transportation Agreement/Permit for failure to allow an audit as provided in Section IV.B.2 above, or for violation of any rule, regulation or ordinance of the Authority or of any federal, state or local law or ordinance, upon the failure of the person or entity to comply with or correct said failure or violation within seven (7) days after receipt of written notice from the Executive Director or his/her designee.

C. Scheduled Bus Service

Scheduled bus owners or operators shall pay a negotiated fee per month on inter-city routes.

D. Other Ground Transportation Providers

1. Ground Transportation Providers shall pay a fee (as approved by the Executive Director) for each trip to or from the Airport, not to exceed the fees specified in the following table:

Vehicle Type	**Per pick-up Not-to-exceed fees**	**Per drop-off Not-to-exceed fees**
Limo-Black Car, Including SUV (sport utility)	$3.00	not applicable
Ride-Share (e.g., Uber/Lyft)	$3.00	$3.00
Van*	$7.50	not applicable
Mini Bus**	$10.00	not applicable

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Charter Bus	$50.00	not applicable

Notwithstanding the foregoing, the approved fees for each trip to or from the Airport, as of the Effective Date, shall be: $2.50 for Limo-Black Car, including SUV (sport utility) (pick-up); $2.50 for Ride-share (per each pick-up and drop-off); $5.00 for Van (pick-up); $8.50 for Mini Bus (pick-up); and $15.00 for Charter Bus (pick-up).

*The term "Van" means a vehicle with a maximum occupancy of 14 passengers and which does not require a commercial driver's license for operation.

**The term "Mini Bus" means a vehicle with an occupancy greater than 14 passengers and which requires a commercial driver's license for operation.

2. Any and all Ground Transportation Providers described or referenced in Section IV.D.1, must obtain and sign an Operating Agreement/Permit from the Authority.

E. Special Events

Any operator or owner who does not have an Operating Agreement/Permit with the Authority that is providing ground transportation for a special event or convention shall pay a fee, as approved by the Executive Director, not to exceed $100.00 per vehicle per trip at the Airport.

F. Ground Transportation Booth and Fees

A monthly fee, as approved by the Executive Director, not to exceed $95.00 per square foot for use of booths in the Ground Transportation Center located adjacent to Airport's parking garage.

G. Automatic Vehicle Identification System

Any operator or owner operating a motor vehicle(s) at the Airport and subject to any of the trip fees of this Section IV (excluding private vehicles for hire, such as ride-shares, etc.), shall, at all times, equip such motor vehicle(s) with, and properly maintain therein, an Automatic Vehicle Identification Transponder (the "Transponder") provided by the Authority and pay a fee not to exceed $50.00 (as approved by the Executive Director) for the purchase of each Transponder. Any such operator or owner of a motor vehicle(s) who fails to timely equip its motor vehicle(s) with the required Transponder(s) shall be subject to a penalty of $1,000.00 per day, per vehicle, until such violation is corrected. No owner or operator of such a motor vehicle(s) shall, at any time, tamper with, or intentionally alter, modify, change or damage, the Transponder(s) in any way.

H. Conference and Meeting Rooms

The Executive Director shall have the authority to set reasonable fees that may be charged to third parties for the use of the Airport's conference rooms.

I. General Concession & Service Fees

Any person or entity providing services or concessions at the Airport terminal complex and all common areas of the Airport shall be required to

obtain and sign a Use Permit or other written agreement from the Authority, and to pay the appropriate fees (as approved by the Executive Director) specified in said Use Permit or Agreement for the service or concession to be provided.

J. Public and Employee Parking

1. The Executive Director shall have the authority to set fees for the use of the Airport's parking garage and parking lots in a daily amount not to exceed $23.00; however, notwithstanding the foregoing, (a) for the designated hourly area on the third floor of the parking garage, the daily amount will not exceed $48.00, and (b) for the valet areas of the parking garage, the daily amount will not exceed $32.00 and the hourly amount will not exceed $9.00.
2. The Executive Director shall have the discretion to develop and implement discounts, incentives, and other special programs for the Airport's parking garage or lots that may have the effect of reducing the daily rates set forth under Section IV.J.1.
3. The Executive Director shall have the authority to set fines for violations of the Authority's parking policies, in an amount not to exceed $250.00 per violation.
4. Any employee of a business operating at the Airport that requests that an electronic parking pass/card or hang-tag (which grants them access to an Airport parking garage or parking lot) be reissued, shall pay a fee (upon reissuance) not to exceed $20.00 for the parking pass/card or $10.00 for the hang-tag, as applicable.

K. Customer Facility Charge

1. Each RAC shall pay a fee for each Customer Rental Transaction, and the Executive Director shall have the authority to set the fee in an amount not to exceed $6.00 per rental car Contract Day, for a maximum of fourteen (14) Contract Days.
2. The Customer Facility Charge shall be shown as a separately itemized charge on each customer contract for such RAC and described as a "Customer Facility Charge" or "CFC", with a footnote approved by the Authority explaining the abbreviation.
3. Each RAC must hold the CFC revenues collected by it, in trust, in a fiduciary capacity for the Authority. All of the CFC revenues collected and held will be considered the Authority's property and will not be considered gross revenues of the RAC. Each RAC shall hold CFC revenue collections in a custodial capacity, in which the RAC has no interest other than that of custodian, and shall not hold or have either an ownership or equitable interest in said CFC revenues collected.
4. Each CFC shall be collected from all customers of the RAC, including customers receiving complimentary or discounted auto rentals from the RAC and without regard to whether that customer is using the Airport's facilities.

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5. Each RAC shall maintain records and controls that are sufficient to demonstrate the accuracy of the CFC revenues collected and the amount of CFC revenue collections remitted. These accounting records must be made available for inspection and examination at all reasonable times by the Authority or its duly authorized representative(s). Should travel to a RAC's out-of-state offices be required in order to conduct such an examination or inspection, all reasonable costs incurred by the Authority or its duly authorized representative(s), including, but not limited to, airfare, meals, lodging and local transportation, shall be paid by such RAC.
6. Each RAC shall provide to the Executive Director, no later than October 1st of each calendar year, a statement showing such RAC's projected Contract Days for the forthcoming year.
7. The Authority reserves the right to adjust the amount of the CFC, at such times as it deems necessary or appropriate, upon at least sixty (60) days prior written notice to each RAC.
8. No RAC shall be entitled to any rights of offset or other reduction in the requirements herein, and shall remit all CFC revenues collected to the Authority regardless of any amounts that may be owed or due to such RAC by the Authority.
9. It is understood and agreed that all CFC revenues required to be collected by a RAC may be pledged for, or dedicated to, the payment of airport bonds or other obligations pursuant to the applicable bond documents, or such other costs as specified by the Authority.
10. Each RAC shall remit the CFC revenues collected to the Authority at the address provided in the current RAC Agreement and shall pay such revenues in U.S. dollars without exchange for foreign currency. Each RAC shall timely remit its CFC revenue collections to the Authority.
11. Within ninety (90) days after the end of each calendar year, each RAC shall employ a certified public accountant (the "CPA"), who shall provide an unqualified written statement to the Authority stating whether, in the CPA's opinion, the CFC revenues collected by the RAC, and the number of Customer Rental Transactions and Contract Days during the preceding year pursuant to this Agreement, were remitted and provided to the Authority in accordance with the terms of this General Ordinance. Such statement shall contain a list, by month, of the CFC revenues collected, the number of automobile rental days, and number of Contract Days as shown on the books and records of the RAC that were used to determine the payments made to the Authority during the period covered by the statement. An electronic copy of the annual CFC report shall be submitted to the Authority with the annual CFC statement. Each RAC shall make payment of any additional amount due as reflected in the CPA statement to the

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Authority at the time the CPA statement is provided to the Authority.

12. Each RAC shall furnish to the Authority, on or before the fifteenth (15th) day following each complete calendar month, a statement certified by such RAC and prepared in a manner satisfactory to the Authority, of the CFC revenues collected, and the number of Customer Rental Transactions and Contract Days that occurred during the previous calendar month. The CFC revenues collected shall be remitted by the RAC to the Authority by the 15th day of each month for the preceding calendar month of operations during the year.

L. Electric Vehicle Charging

Any person or entity operating a business at the Airport which involves, in any respect, the electrical charging of vehicles for its customers in the parking garage attached to the Terminal, may be required to pay a fee of ten percent (10%) of all of its sales or charges therefor.

M. Insurance Certificates

The following fees may be charged by the Authority to persons and entities which have a contractual obligation to provide the Authority with an insurance certificate naming the Authority as an additional insured or certificate holder, and said person or entity fails to timely perform its obligation to keep said insurance certificate current or up-to-date with the Authority as required: $100.00 fee for the first violation, which shall increase to $250.00 for each and every additional violation in any subsequent years. Notwithstanding the foregoing, with respect to any violation during any year that is not fully remedied within thirty (30) days after written notice thereof from the Authority, said person or entity shall be subject to an additional fee of $500.00 for each thirty (30) day period thereafter in which the violation continues.

N. Requested Document Preparation or Approval Fees

In connection with a request made by a person or entity for the Authority to prepare or approve documents that are beneficial to said person or entity (or to a transaction to which said person or entity is a party), but which are not initiated by the Authority, and are in the nature of an "accommodation" to said person or entity (e.g., easements, consents to assignment of leases, consents to subleases, temporary rights-of-entry, etc.), then, in such event, said person or entity shall pay a fee to help defray the costs incurred by the Authority's staff in accommodating said request, which fee shall be determined based on the amount of work required of the Authority's staff pursuant to the following tiers:

Tier I – Requires less than 5 hours of work, $750.00;
Tier II – Requires between 5-10 hours of work, $1,500.00; or
Tier III – Requires more than 10 hours of work, $2,250.00.

O. Airside Semi-Truck Access

Truck owners or operators shall pay an access fee not to exceed $200.00 per loading operation (as approved by the Executive Director) which

occurs airside on the Apron Areas; provided, however, the foregoing shall not apply if said truck owners or operators are providing services for a Signatory Airline during the loading operation.

P. Film Crews

In connection with a request made by a person or entity for access or permission to film, videotape, or otherwise capture images at the Airport (the "Film Crew"), in the event said request is granted, the Authority may charge an access fee to the Film Crew to help defray the costs incurred by the Authority's staff in accommodating said request. The access fee shall be determined based on the total number of Authority staff accompanying the Film Crew while at the Airport (one Authority staff person for each six members of the Film Crew) and the total hours incurred by Authority staff in connection therewith; and the rate for each member of the Authority's staff shall not be less than $100.00 per hour. The foregoing provision and access fee shall not apply to the news media or reporters.

Q. Motor Vehicles in GTC

The Executive Director, including his/her designee, shall have the right to establish and enforce rules and restrictions pertaining to the amount of time that vehicles may park or "dwell" along the main road through the Ground Transportation Center ("GTC") for pick-up or drop-off purposes.

Section V. With respect to public safety fees:

A. Fingerprinting and Criminal Records Check

A fee of $50.00 shall be paid by each person requesting issuance of an Airport identification badge that requires fingerprinting the person and conducting a criminal record background check of such person. After the issuance of an Airport identification badge to a person, that person shall pay a fee of $25.00 if that person subsequently requests re-fingerprinting for recurring criminal background check(s).

B. Alarm System False Alarm Fees

1. The following fees may be charged for more than one (1) false alarm in a calendar year:
   a. For a first false alarm in a calendar year, a written warning may be issued from the Airport Police Department or Airport Fire Department.
   b. For a second false alarm received in the same calendar year subsequent to the issuance of the written warning, a fee of $25.00 will be charged.
   c. For a third or fourth false alarm received in the same calendar year subsequent to the issuance of the written warning, a fee of $75.00 will be charged.

C. Badge Replacement Fees

The following fees may be charged for the replacement of badges issued by the Airport's Security and Badging Office:

1. For damaged badges -- $10.00
2. For lost, misplaced or non-returned badges -- $100.00

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3. For changes to existing badge (e.g., name change) by the badgeholder or his/her employer -- $10.00

D. Fire Alarm (Cellular) Communication with Airport Operations Center Fee
An annual fee of $250.00 may be charged to any Airport tenant wishing to connect a cellular fire alarm communicator to the Authority's cellular alarm monitoring network. Installation, programming, and maintenance of all cellular communicators will remain the responsibility of the individual tenant.

Section VI. With respect to copying fees:

A. As permitted under Indiana Code § 5-14-3-8, the Airport may collect a supplement fee when responding to out-of-state requests or automated requests. The fee must be tied to the actual cost of fulfilling the request. It may not exceed $0.25 per page or $25 per hour of staff time, IC 5-14-3-8(n).

B. As permitted under Indiana Code § 9-26-9-3(a), the Airport Police Department may collect a fee of $5.00 per report for copies of motor vehicle accident reports. The fees collected for motor vehicle accident reports shall be deposited into a training fund for police officers.

C. As permitted under Indiana Code § 5-14-3-8, the Airport Police Department may collect a fee of $150.00 per copy of a law enforcement recording. Additionally, for non-Indiana residents or out-of-state entities, the Airport Police Department may collect a fee of $0.25 per page for non-color photocopies of documents and $25.00 per hour of staff time spent processing a request. These fees may be waived if the Airport Police Department finds that the public records request release serves the public interest. The fees collected for the release of law enforcement recordings shall be deposited into a fund used to purchase cameras or other equipment for use in connection with the agency's law enforcement recording program, for training concerning law enforcement recording, or to defray the expenses of storing, producing, or copying law enforcement recordings.

Section VII. With respect to telecommunications, internet, networking, and related IT services:

The following fees may be charged by the Authority to any tenant or other user of the "Computerized Maintenance Management System" (CMMS) Infor EAM: One-time fee of $2,250 per license, and $775.00 annual maintenance fee.

In addition, the following fees may be charged for the services indicated below which are performed by the Authority's Information Technology Department at the request of any tenant or licensee of the Authority:

A. TELECOMMUNICATIONS	Tenant Rate
Digital handset with dial tone	$25/mo. per phone
Analog circuit for fax lines	$25/mo. per line
Data jack/cabling (new service activations only)	$250 (per jack; 1x fee)
Long distance service	$.05/minute
Directory Assistance and collect calls will be charged back to tenant	At cost

B. INTERNET CONNECTIVTY & BANDWIDTH	Tenant Rate
Data jack/cabling (new service activations only)	$250 (per jack; 1x fee)
Network configuration for wired/wireless Internet access setup	$95 (per port; 1x fee)
Wired/wireless Internet connectivity: 1.5 Mbs bandwidth 3 Mbs bandwidth 5 Mbs bandwidth 5+ Mbs bandwidth Router/Firewall (NAT Addressable)	 $50/month $100/month $167/month Call for quote $10/month

C. NETWORKING	Tenant Rate
Virtual Local Area Network (VLAN); up to five static IP addresses	$95 per VLAN (1x fee)
Switched port access; patching/adding VLAN port(s)	$7/month (per port)
Equipment cabinet in tenant communication room	$10/month (per unit)
Additional inter-building fiber pairs (between buildings)	$500/pair (per month) $300/ea. add'l. pair (per month)
Additional intra-building fiber pairs to link terminal, concourse, Ground Transportation Center (GTC), or Garage Communication Room (GCR)	$65/pair per month
Additional Cat 6 cables beyond base terminal build-out (cables from Comm. Room to tenant space) Additional Cat 3 cables beyond base terminal build-out (cables from Comm. Room to tenant space) Coax cable for cable TV	$19.95/cable per month $19.95/cable per month $19.95/month per port

D. MISCELLANEOUS	Tenant Rate
Configure, move, add or change hardware/ software	$75/hour (1 hour minimum)
IT project consultation, management, design coordination	$100/hour (1 hour minimum)

E. VIDEO CONFERENCING	Tenant Rate
Standard videoconferencing setup fee	$95 per scheduled meeting
Standard videoconferencing (minimum of 2 sites, 1 hour)	$45/site/hour
Additional videoconferencing options (added to standard rates and fees)	

-Encrypted data stream	$30/site/hour
-Emergency meeting fee (startup w/i one hr. of reservation)	$35/site
-Linked-line dial in (includes toll-free number in N. America	$20/participant/hour
-Cancellation fee (applies with less than 24-hr notice)	25% of scheduled charges
-International connectivity	Call for quote

Section VIII.

Nothing contained herein shall prevent or restrict the Authority from entering into a permit or use agreement with any Airline entity that provides for a credit or assessment in the event that actual income or expenses fall short of the Authority's projected amounts.

Section IX.

As a condition precedent to the right of any person or entity under this General Ordinance (including, but not limited to, aircraft operators) to use the Airport, said person or entity shall comply with all of the reporting and payment requirements set forth above or, if applicable, in the AUA. Any such person or entity failing to comply with said requirements may be barred from the use of any of the Authority's airport facilities or services.

Section X.

For all payments due to the Authority pursuant to the provisions of this General Ordinance, any other agreements with the Authority, or any funds payable to the Authority, there shall be added interest computed at the rate of 1.5% per month from the due date of such payment to be assessed whenever any payment shall become thirty (30) days overdue and provided that the aggregate monthly interest for such overdue amounts exceeds Ten Dollars ($10.00).

Section XI.

The rates, fees, and charges established in this General Ordinance are subject to review and modification by the Authority from time to time, to properly reflect the costs of the construction, operation, maintenance and expansion of the Authority's airport facilities.

Section XII.

The provisions of this General Ordinance shall be severable, and, if any of the provisions hereof shall be held to be unconstitutional, invalid or illegal by a court of competent jurisdiction, such decision shall not affect the validity of any of the remaining provisions of this General Ordinance.

Section XIII.

Any ordinances (or parts thereof) of the Authority that are inconsistent with the terms of this General Ordinance, are hereby superseded, to the extent of any such inconsistency, for the period from and after passage.

Section XIV.

This General Ordinance shall be in full force and effect upon passage.

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ENACTED on this18th day of December 2026.

INDIANAPOLIS AIRPORT AUTHORITY*

By: _____
Barbara Glass, President

By: _____
Mamon Powers III, Secretary

*Signed under authority of IAA Board Resolution No. 11-2021

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

I, Mamon Powers III, the duly elected and qualified Secretary of the Indianapolis Airport Authority, Indianapolis, Indiana, do hereby certify that the foregoing is a full, true, and complete copy of General Ordinance No. 05-2026 adopted by the Indianapolis Airport Authority's Board at a regular meeting of said Board held at its offices at the Indianapolis International Airport on December 18, 2026, and that said General Ordinance No. 05-2026 has not been amended, rescinded or revoked.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE INDIANAPOLIS AIRPORT AUTHORITY on this 18th,day of December 2026.

_____
Mamon Powers III, Secretary

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INDIANAPOLIS AIRPORT AUTHORITY

IAA Board Meeting
General Agenda November 20, 2026

General:

BP2026-11-02 **Consider for approval** the Contract with Vanderlande Logistics LLC (f/k/a Siemens) for operations & maintenance of the baggage handling system, for a total amount of $6,815,516.00, plus any chosen option years.

Capital:

BP2026-11-03 **Consider for approval** Change Order No. 5 (Final and Balancing) with William J. Ciriello Plumbing Company, Inc. for the Airport Operations Center - HVAC Rightsizing at Indianapolis International Airport in an amount not to exceed $26,228.89.

BP2026-11-04 **Consider for approval Action 1**: an award of contract for Planning and Development Office Renovations at Indianapolis International Airport to RL Turner Corporation in an amount not-to-exceed $4,293,180 plus a 10% construction reserve of $429,318.00 for a total of $4,722,498.00. RL Turner Corporation was the lowest responsive and responsible bidder.

Consider for approval Action 2: Amendment No. 2 with Synthesis Incorporated for Planning and Development Office Renovations at Indianapolis International Airport in an amount not-to-exceed $158,027.51 (fees).

BP2026-11-05 **Consider for approval Action 1:** an award of contract for GTC Building Interior Renovation at Indianapolis International Airport to Abel Construction Company, Inc. in an amount not-to-exceed $1,061,187.00 plus a 10% construction reserve of $106,118.70 for a total of $1,167,305.70. Abel Construction Company, Inc. was the lowest responsive and responsible bidder.

Consider for approval Action 2: Amendment No. 2 with Meticulous Design + Architecture, LLC. for GTC Building Interior Renovation at Indianapolis International Airport in an amount not-to-exceed $90,016.00 (fees).

BP2026-11-06 **Consider for approval** an inspection services contract with CTL Engineering, Inc. for Taxiway R Realignment – Package 1 at Indianapolis International Airport in an amount not-to-exceed $1,564,829.82 (fees and expenses).

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-07 **Consider for approval** an award of contract for Site Remediation of Building 18 at Indianapolis International Airport to Hoosier Equipment Service, Inc. in an amount not-to-exceed $521,062.75 plus a 20% construction reserve of $104,212.55 for a total of $625,275.30. Hoosier Equipment Service, Inc. was the lowest responsive and responsible bidder.

BP2026-11-08 **Consider for approval** an award of contract for CEP – Hot and Chilled Water Controls Upgrade at Indianapolis International Airport (Project No. I-26-022) to E Solutions LLC in an amount not-to-exceed $635,918 plus a 10% construction reserve of $63,591.80 for a total of $699,509.80.

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-02

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: November 5, 2026

Board Date: November 20, 2026

Subject: Approval of Contract with Vanderlande Logistics LLC (f/k/a Siemens) for Operations & Maintenance for the Baggage Handling System

Background

A Request for Proposals (RFP) for the operation and maintenance (O&M) of the airport's current Baggage Handling System (BHS) and the new centralized BHS was issued on July 3, 2026, with a bid submission deadline of September 4, 2026. The IAA received seven (7) bid submittals from a pool of 264 vendors notified and 27 potential bidders. The IAA's evaluation team reviewed the submittals and determined that Vanderlande Logistics LLC's bid provided the best overall value for $2,212,856.00 for Year 1. The contract amount would increase by 2.5% for Year 2 and by 3.0% for Year 3. Possible contract option years 4 & 5 would be negotiated under the same terms and conditions. When completed, the centralized system will have 27% more assets Vanderlande will be responsible for. The O&M contract covers ongoing BHS operations and will transition to the new centralized system upon completion.

The IAA is currently under contract with Vanderlande Logistics LLC for O&M of the airport's BHS. Vanderlande Logistics LLC has provided superior service and support of our BHS, and their experience with the existing system is a critical piece to the project's successful completion. Vanderlande employs approximately 17 full-time employees at our location and continues to provide 22/hr. a day coverage. As the original system manufacturer, the wait time for replacement parts will be substantially reduced versus a third-party operator.

Scope

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

Recommendation

The IAA staff recommends that the IAA Board consider for approval the Contract with Vanderlande Logistics LLC (f/k/a Siemens) for operations & maintenance of the baggage handling system, for a total amount of $6,815,516.00, plus any chosen option years.

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-03

BOARD MEMO – CHANGE ORDER

To: IAA Board of Directors

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

Date: October 20, 2026

Board Date: November 20, 2026

Subject: Approve Change Order No. 5 (Final and Balancing) to the contract with William J. Ciriello Plumbing Company, Inc. for AOC - HVAC Rightsizing at Indianapolis International Airport (Project No. I-23-081C)

Background

The Indianapolis Airport Authority (IAA) has installed a new geothermal well system and upgraded several outdated and inefficient components of the heating, ventilation, and air conditioning (HVAC) system at the Airport Operations Center (AOC).

On October 31, 2024, the IAA staff received 4 bids. The project contained a base bid only. The bids ranged from $1,094,000 to $2,167,000. William J. Ciriello Plumbing Company, Inc. was the lowest responsive and responsible bidder in the amount of $1,094,000.

On July 25, 2025, the Senior Director of Planning and Development approved Change Order No. 1 with William J. Ciriello Plumbing Company, Inc. in the amount of $27,369.57.

On December 22, 2025, the Senior Director of Planning and Development approved Change Order No. 2 with William J. Ciriello Plumbing Company, Inc., in the amount of $75,215.31.

On April 15, 2026, the Senior Director of Planning and Development approved Change Order No. 3 with William J. Ciriello Plumbing Company, Inc. for a time-only extension.

On September 21, 2026, the IAA Board of Directors approved Change Order No. 4 with William J. Ciriello Plumbing Company, Inc., in the amount of $321,098.19, covering: unforeseen soil conditions, including hard clay requiring a thinner material for pumping and excessive silt displacement requiring additional site mitigation; continued operation of the Leibert/CRAC equipment during chiller replacement, including maintaining City water service as a temporary backup until the new chiller is installed and operational; addresses unforeseen field conditions requiring the integration of a Honeywell JACE 8000 Controller and Server Platform with the AOC Building Management System (BMS); and replacement of the existing 2 HP motor and pump with a 3 HP motor and pump to meet required system operating conditions.

Change Order Summary

This Change Order No. 5 (Final and Balancing) covers unforeseen conditions and the 5% markup on Subcontractor work allowed by Force Account language in the Specifications, General Provisions, Section 90-05.

Revised Construction Amount

Original Construction Contract Amount		$ 1,094,000.00
Previous Change Orders	(38.73% of contract)	423,683.07
Current Change Order No. 5 (Final & Balancing)	(2.40% of contract)	26,228.89
New Construction Contract Total		$ 1,543,911.96

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval Change Order No. 5 (Final and Balancing) with William J. Ciriello Plumbing Company, Inc. for AOC - HVAC Rightsizing at Indianapolis International Airport in an amount not to exceed $26,228.89.

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-04

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: November 9, 2026

Board Date: November 20, 2026

Subject: Award a Construction Contract to RL Turner Corporation and Approve Amendment No. 2 to the contract with Synthesis Incorporated for Planning and Development Office Renovations at Indianapolis International Airport (Project No. I-24-039)

Background

The Indianapolis Airport Authority (IAA) Planning and Development Department has occupied Building 280, formerly the Plumbers and Steamfitters union hall and training facilities, since 2021. It has always been the intent to develop the former training areas within Building 280 into office space for the Department's professional staff, as it currently retains the industrial/workshop condition needed for welding, pipefitting, and similar training activities. This project will convert the southeast wing of Building 280 (referred to as Area 2) into a traditional professional office environment.

On October 18, 2024, the IAA Board of Directors approved a contract with Synthesis Incorporated for Professional Services for Planning and Development Office Renovations at Indianapolis International Airport.

On December 19, 2025, the IAA Board of Directors approved Amendment No. 1 with Synthesis Incorporated for Professional Services for Planning and Development Office Renovations at Indianapolis International Airport to include selection, specification, and oversight of installation for Phase I furniture, fixtures, and equipment (FFE).

On September 9, 2026, the IAA Executive Director approved plans and specifications prepared by Synthesis Incorporated and authorized the public bidding process for Planning and Development Office Renovations at Indianapolis International Airport.

On October 14, 2026, the IAA staff received eight (8) bids. The project contained a base bid and two alternate bids for restroom renovation and fire-rated wall improvement. To align the work with the available funding, this contract consists of the base bid and both alternates. The bids for base bid and both alternates ranged from $4,293,180.00 to $5,407,500.00. RL Turner Corporation was the lowest responsive and responsible bidder in the amount of $4,293,180.00 for the base bid and alternates 1 and 2.

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

Action 1: The RL Turner Corporation construction contract scope includes the renovation of Area 2 within Building 280.

Action 2: The Synthesis Incorporated Amendment 2 scope includes construction administration services for the renovation of Area 2 within Building 280.

Budget

Action 1: The RL Turner Corporation construction contract is $4,293,180.00 which is within the approved 2027 Capital Budget for Planning and Development Office Renovations.

Action 2: The Synthesis Incorporated Amendment 2 is $158,027.51 which is within the approved 2027 Capital Budget for Planning and Development Office Renovations.

Planning and Development Office Renovations		
Contract Amount (including 10% reserve)	$	4,722,498.00
Design		520,632.00
Amendment 1		113,866.00
Amendment 2		158,027.51
Advertisements for Bid		255.21
Staff Augment		44,089.31
Total Anticipated Project Cost	**$**	**5,559,368.03**

This project will be 100% Airport cash funded.

Schedule

Action 1: The RL Turner Corporation contract award is anticipated November 20, 2026 and substantial completion is expected to occur December 2027.

Action 2: The Synthesis Incorporated contract term will be extended by Amendment 2 to November 30, 2028 to cover construction duration, project closeout, and warranty period.

Recommendation

Action 1: The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Planning and Development Office Renovations at Indianapolis International Airport to RL Turner Corporation in an amount not-to-exceed $4,293,180 plus a 10% construction reserve of $429,318.00 for a total of $4,722,498.00. RL Turner Corporation was the lowest responsive and responsible bidder.

Action 2: Staff recommends the IAA Board of Directors consider for approval Amendment No. 2 with Synthesis Incorporated for Planning and Development Office Renovations at Indianapolis International Airport in an amount not-to-exceed $158,027.51 (fees).

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-05

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: November 9, 2026

Board Date: November 20, 2026

Subject: Award a Construction Contract to Abel Construction Company, Inc. and Approve Amendment No. 2 for Meticulous Design + Architecture, LLC. for GTC Building Interior Renovation at Indianapolis International Airport (Project No. I-25-022)

Background

The Ground Transportation Center (GTC) is a customer-facing element and an important component of the Indianapolis Airport Authority's (IAA's) commitment to customer service. Airport customers desire facilities that provide a safe, soothing, and comfortable experience. Currently, the GTC interior space is 17 years old and requires refurbishment to reflect customer expectations.

On September 9, 2026, the IAA Executive Director approved plans and specifications prepared by Meticulous Design + Architecture, LLC. and authorized the public bidding process for GTC Building Interior Renovation at Indianapolis International Airport.

On October 15, 2026, the IAA staff received two (2) bids. The project contained a base bid only. The bids for base bid ranged from $1,061,187 to $1,147,825. Abel Construction Company, Inc. was the lowest responsive and responsible bidder in the amount of $1,061,187 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

Action 1: Contract with Abel Construction Company, Inc. – Scope includes renovation of 9,600 square feet of flooring to new terrazzo floor with artistic inlay.

Action 2: Amendment No. 2 - Meticulous Design + Architecture, LLC. – The Professional Services Contract includes all construction administration services required.

Budget

Action 1: The Abel Construction Company, Inc. contract is $1,061,187, which is within the approved 2027 Capital Budget for GTC Building Interior Renovation.

Action 2: The Meticulous Design + Architecture, LLC contract amendment is $90,016.00, which is within the approved 2027 Capital Budget for GTC Building Interior Renovation.

GTC Building Interior Renovation		
Staff Augment	$	18,438.00
Light Fixtures	$	15,750.00
Floor Study	$	3,520.00
Contract Amount (including 10% reserve)	$	1,167,305.70
Design	$	149,200.00
- Amendment 2	$	90,016.00
Advertisements for Bid	$	285.14
Total Anticipated Project Cost	**$**	**1,444,514.84**

This project will be 100% Airport cash funded.

Schedule:

Action 1: The Abel Construction Company, Inc. contract award is anticipated November 2026 and substantial completion is expected to occur March 2027.

Action 2: The Meticulous Design + Architecture, LLC. contract term will be extended by Amendment No. 2 to March 1, 2028 to cover construction duration, project closeout, and warranty period.

Recommendation

Action 1: The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for GTC Building Interior Renovation at Indianapolis International Airport to Abel Construction Company, Inc. in an amount not-to-exceed $1,061,187.00 plus a 10% construction reserve of $106,118.70 for a total of $1,167,305.70. Abel Construction Company, Inc. was the lowest responsive and responsible bidder.

Action 2: The IAA Staff recommends the IAA Board of Directors consider for approval Amendment No. 2 with Meticulous Design + Architecture, LLC. for GTC Building Interior Renovation at Indianapolis International Airport in an amount not-to-exceed $90,016.00 (fees).

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-06

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: November 10, 2026

Board Date: November 20, 2026

Subject: Approve an Inspection Services Contract with CTL Engineering, Inc. for Taxiway R Realignment – Package 1 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 July 17, 2026, the Indianapolis Airport Authority (IAA) issued a Request for Qualifications (RFQ) for Construction Inspection and Material Testing Services with responses due on August 11, 2026. Two Statements of Qualifications were received. A review committee made up of four IAA representatives reviewed the qualifications and determined CTL Engineering, Inc. (CTL) is the best qualified to provide testing and inspection services for this project.

For this Federal Aviation Administration (FAA) funded project, proper testing and quality assurance consistent with the technical specifications are required by the grant conditions. These services will be provided by the testing firm during critical construction activities.

The results from the material testing included within this contract will be used by IAA Planning & Development staff and the design team during construction administration to assess the performance of the materials and provide measurement of the work in accordance with construction documents.

Scope
CTL will provide construction inspection services and quality assurance material testing during the construction of the Taxiway R Realignment – Package 1 project at Indianapolis International Airport.

Budget
The CTL Engineering, Inc. contract is $1,564,829.82, which is within the approved 2027 Capital Budget for Taxiway R Realignment – Package 1 at Indianapolis International Airport.

The funding for this project is expected to be 60% FAA grant funds and 40% future bond funded.

Schedule
Contract award anticipated November 20, 2026, with a contract expiration date of October 31, 2028, to allow for final inspections, contract close-out activities, final report of construction, and ten (10) month warranty inspection.

Recommendation
The IAA Staff recommends the IAA Board of Directors consider for approval an inspection services contract with CTL Engineering, Inc. for Taxiway R Realignment – Package 1 at Indianapolis International Airport in an amount not-to-exceed $1,564,829.82 (fees and expenses).

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-07

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: November 6, 2026

Board Date: November 20, 2026

Subject: Award a Construction Contract to Hoosier Equipment Service, Inc. for Site Remediation of Building 18 at Indianapolis International Airport (Project No. Q-24-006)

Background

Building 18, located on the east side of the Indianapolis International Airport campus, must be environmentally remediated. KERAMIDA Inc., who was selected as part of the qualifications-based process to obtain an On-Call contract, was contracted via a Task Order to perform site delineation and identification of the appropriate remediation, as well as to prepare bid documents and assist the Indianapolis Airport Authority (IAA) with the bidding process. The IAA will perform the remediation to meet its regulatory obligation as the landowner and tank owner; however, the IAA will be seeking recovery from Avis for costs incurred.

On October 8, 2026, the IAA Executive Director approved plans and specifications prepared by KERAMIDA Inc. and authorized the public bidding process for Site Remediation of Building 18 at Indianapolis International Airport.

On October 29, 2026, the IAA staff received three (3) bids. The project contained a base bid and 2 alternate bids. To align the work with the available funding, this contract consists of base bid and alternate 1. The bids for base bid and alternate 1 ranged from $565,553.00 to $521,062.75. Hoosier Equipment Service, Inc. was the lowest responsive and responsible bidder in the amount of $521,062.75 for the base bid and alternate 1.

In addition to the contract amount, IAA staff is requesting a construction reserve of 20% of the total contract amount for this project. A construction reserve has been approved by the IAA Board of Directors on other projects and successfully implemented to ensure timely approval of minor necessary changes due to unforeseen conditions and circumstances. There are sufficient dollars within this project's budget to accommodate the funding of a construction reserve.

Scope
Pavement excavation, transportation and disposal of impacted soil, dewatering and storage, remediation services, and backfill and compaction.

Budget
This project will be financed through the operating budget and has been approved by the budget holder.

This project will be 100% Airport cash funded from Operating GASB 49 Environmental Liabilities.

Schedule
Contract award is anticipated in Q4 2026 and substantial completion is expected to occur in Q4 2027.

Recommendation
The IAA Staff recommends the IAA Board of Directors consider for approval an award of contract for Site Remediation of Building 18 at Indianapolis International Airport to Hoosier Equipment Service, Inc. in an amount not-to-exceed $521,062.75 plus a 20% construction reserve of $104,212.55 for a total of $625,275.30. Hoosier Equipment Service, Inc. was the lowest responsive and responsible bidder.

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-11-08

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: November 10, 2026

Board Date: November 20, 2026

Subject: Award a Construction Contract to E Solutions LLC for CEP – Hot and Chilled Water Controls Upgrade at Indianapolis International Airport (Project No. I-26-022)

Background

The goal of this project is to restore controlled movement of hot and chilled water throughout the Central Energy Plant (CEP), Indianapolis Maintenance Center (IMC), and airport terminal. The scope includes replacing 94 existing N2 JACE controllers in the CEP and upgrading software for both new and existing controllers to ensure system-wide compatibility and performance.

These controllers play a critical role in coordinating the movement of water between multiple sources and destinations, maintaining proper temperatures and pressures for various applications such as cooling, heating, injection, elimination, and recirculation. Without reliable control systems in place, it would be extremely difficult to sustain acceptable environmental conditions across the terminal, IMC, and CEP, including essential functions like server room cooling and food service refrigeration.

On October 16, 2025, the Senior Director of Planning and Development approved Task Order #3 with Argo Consulting Engineers Inc. under the 2025 On-Call Professional Services Contract. This approval authorizes the design of plans and specifications and provides for assistance during the bidding and construction administration phases for the CEP Hot and Chilled Water Controls Upgrade project at Indianapolis International Airport (IND).

On July 30, 2026, the Indianapolis Airport Authority (IAA) Executive Director approved plans and specifications prepared by Argo Consulting Engineers Inc. and authorized the public bidding process for CEP – Hot and Chilled Water Controls Upgrade at IND.

On September 1, 2026, the IAA staff received 1 bid. The project contained a base bid only. E Solutions LLC was the lowest responsive and responsible bidder in the amount of $635,918.00.

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 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

The project will replace hot and chilled water controllers and update the system software at the IMC, the CEP, and the terminal building.

Budget

The E Solutions LLC contract is $635,918.00, which is within the approved 2027 Capital Budget for CEP – Hot and Chilled Water Controls Upgrade.

CEP – Hot and Chilled Water Controls Upgrade		
Contract Amount (including 10% reserve)	$	699,509.80
Design (including survey and geotechnical)		64,660.00
Project Management		21,000.00
Advertisements for Bid		350.00
Total Anticipated Project Cost	**$**	**785,519.80**

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 CEP – Hot and Chilled Water Controls Upgrade at Indianapolis International Airport (Project No. I-26-022) to E Solutions LLC in an amount not-to-exceed $635,918 plus a 10% construction reserve of $63,591.80 for a total of $699,509.80.

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	09/09/2026	Mayor's Office	06/30/2030
Brett Voorhies	02/05/2024	City-County Council (Indianapolis)	12/31/2027
Kurt Schleter	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