INDIANAPOLIS AIRPORT AUTHORITY

IAA Board of Directors Meeting Agenda
October 16, 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 September 18, 2026.**

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

a) **Consider for Approval and Adoption** for **Resolution 09-2026**, 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**.

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

c) **Consider for Approval and Adoption** for **Resolution 11-2026**, 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**.

IV. **Board Reports**

a) Board President's Report

V. **Official Actions**

a) Consider for approval the items on the **General Agenda dated October 16, 2026**.

VI. **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

VII. **Other Reports and Updates**

a) **Board Communications:** *Next Meeting: Friday, November 20, 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., September 18, 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.

Present at the commencement of the meeting and comprising a quorum were:
Barbara Glass, President
Steve Dillinger, Vice President
Mamon Powers, Secretary –attending virtually
Kurt Schleter, Member
Jeffrey Gaither, Member
Duane Gibbs, Member
W. Tobin McClamroch, Member
Eric Dozier, Member
Ryan Goodwin, Member
Tamika Catchings, Member
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
Jonathan Weinzapfel, General Counsel
Robert Thomson, Sr. Director of Finance
Cindy Hallett, Interim Director of Properties
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 Public Affairs

APPROVAL OF MINUTES
President Glass asked for a motion for approval. A motion for approval was made by Mr. Gaither and seconded by Mr. McClamroch. There being no discussion, President Glass asked for a roll call vote, and with abstentions by President Glass and Vice President Dillinger, and with all other members stating "Aye", the Meeting Minutes of the IAA Board Meeting on August 21, 2026, were approved.

ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS
President Glass called upon Cindy Hallett, Interim Director of Properties, to present for consideration and approval, **Resolution 09-2026** (presented as Resolution 08-2026 in error) for the early termination of the Amended and Restated Lease Agreement between the IAA and AAR Aircraft Services, as described in **BP2026-09-01**. President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Ms. Catchings. After

brief discussion, President Glass then asked for a roll call vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-09-01**.

President Glass then called upon Ms. Hallett to present for public hearing, a Real Estate Sale Agreement with the Town of Plainfield, for the sale of land consisting of approximately 7.996 acres known as Airtech Parkway East in Hendricks County, Plainfield, Indiana, for a total sale amount of $979,510.00, as described in **BP2026-09-02**. President Glass then opened the public hearing, and with there being no comments, she closed the public hearing and asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. There being no discussion, President Glass then asked for a roll call vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-09-02**.

President Glass then called upon Ms. Hallett to present for consideration and approval, a Land and Building Lease Agreement with The Shuttle Group, LLC, for a five (5) year term commencing November 1, 2026, through September 30, 2031, with two (2) one-year renewal terms, as described in **BP2026-09-03.** President Glass asked for a motion for approval. A motion for approval was made by Mr. Dillinger and seconded by Mr. Dozier. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-09-03**.

BOARD REPORTS

President's Report - None

OFFICIAL ACTIONS

INTRODUCTION AND APPROVAL OF THE INDIANAPOLIS AIRPORT AUTHORITY'S GENERAL AGENDA DATED September 18, 2026:

President Glass then called upon Marsha Wurster, Sr. Director of Commercial Enterprise, to present for approval, a Concession Agreement with CC Holdings, Inc., an Indiana-based company, to operate the local brand Indiana Owned in Concourse B and described in **BP2026-09-04**. President Glass asked for a motion for approval. A motion for approval was made by Mr. Gaither and seconded by Mr. Voorhies. There being no discussion, President Glass asked for a roll call vote, and with one abstention by Mamon Powers, and with all other members stating, "Aye", unanimous approval was given to **BP2026-09-04**.

President Glass then called upon Jarod Klaas, Sr. Director of Planning and Development, to present for approval, **BP2026-09-05**, Change Order No. 4 (Final and Balancing) with William J. Ciriello Plumbing Company, Inc., for AOC Server Center - HVAC Rightsizing at Indianapolis International Airport in an amount not to exceed $321,098.19. President Glass asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-09-05**.

President Glass then called upon Mr. Klaas to present for approval, **BP2026-09-06**, an award of contract for Runway Electrical Upgrades, RSA Improvements, and Crack Repair at Eagle Creek Airpark to Michiana Contracting, Inc., in an amount not-to-exceed $2,309,270.00 plus a 10% construction reserve of $230,927.00 for a total of $2,540,197.00. Michiana Contracting, Inc. was the lowest responsive and responsible bidder. President Glass asked for a motion for approval. A

motion for approval was made by Ms. Catchings and seconded by Mr. Goodwin. After brief discussion, President Glass asked for a roll call vote, and with all members stating, "Aye", unanimous approval was given to **BP2026 -09-06**.

President Glass then called upon Mr. Klaas to present for approval, **BP2026 -09-07**, an award of contract for Taxiway R Realignment – Package 1 at Indianapolis International Airport to Milestone Contractors, L.P. in an amount not-to-exceed $15,219,922.00 plus a 10% construction reserve of $1,521,992.20 for a total of $16,741,914.20. Milestone Contractors, L.P. was the lowest responsive and responsible bidder. President Glass asked for a motion for approval. A motion for approval was made by Mr. Gaither and seconded by Mr. Dillinger. There being no discussion, President Glass asked for a roll call vote, and with one abstention By Mr. Gibbs, and with all other members stating, "Aye", approval was given to **BP2026 -09-07**.

President Glass then called upon Mr. Klaas to present for approval, **BP2026-09-08**, a professional services contract with Kimley-Horn and Associates, Inc. for Airfield Pavement Management Program at Indianapolis International Airport in an amount not-to-exceed $733,713.20 (fees and expenses). President Glass asked for a motion for approval. A motion for approval was made by Mr. McClamroch and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with all members stating, "Aye", unanimous approval was given to **BP2026-09-08**.

President Glass then called upon Mr. Klaas to present for approval **BP2026-09-09,** a professional services contract with Wiss, Janney, Elstner Associates, Inc. for Runway 5R-23L and Taxiway D (Strengthening and Capacity Enhancement) at Indianapolis International Airport in an amount not-to-exceed $589,500.00 (fees and expenses). President Glass asked for a motion for approval. A motion for approval was made by Mr. Goodwin and seconded by Mr. Powers. There being no discussion, President Glass asked for a roll call vote, and with Mr. Dillinger having left the meeting, and all remaining members stating, "Aye", unanimous approval was given to **BP2026-09-09**.

President Glass then called upon Mr. Klaas to present for approval **BP2026-09-010**, Amendment No. 1 with Reynolds, Smith & Hills, Inc. for Runway 7-25 Repairs at Indianapolis Regional Airport in an amount not-to-exceed $97,446 (fees). President Glass asked for a motion for approval. A motion for approval was made by Mr. Gaither and seconded by Ms. Catchings. After brief discussion, President Glass asked for a roll call vote, and with all remaining members stating, "Aye", unanimous approval was given to **BP2026-09-10**.

Staff Reports

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

i. Welcome Fall 2026 Peterson Fellow, Hannah Phegley
ii. Asian American Alliance Inc. 2026 Community Partner Award
iii. USA TODAY 10Best Readers' Choice Awards - Best Airport for Art
iv. American Society of Association Executives Recap – Something's Happening in Indy
v. 25th Anniversary of September 11, 2001
vi. Indy Chamber Monumental Awards
vii. Gateside by TSA PreCheck

ADJOURNMENT

Meeting adjourned at 8:33 a.m.

The September 18, 2026 Indianapolis Airport Board of Directors meeting is available to stream via the link:

Meeting Recording:
https://us02eb.zoom.us/rec/share/TYM7e0YiiecznPPYdxQ3fL8NVrWO1_wyitRhEfPdcVd6PQfrS_MT3tAeH--acF4I.hfk94G5PsKSL-tf3?from=hub

Passcode: 16U^F2.X

INDIANAPOLIS AIRPORT AUTHORITY

By: _____

Barbara Glass, President

By: _____

Mamon Powers III, Secretary

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

DATED: October 16, 2026

DRAFT

BP2026-10-01
Resolution No. 09-2026

BOARD MEMO – DEBT ISSUANCE CRITERIA POLICY

To: IAA Board of Directors

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

Date: September 18, 2026

Board Date: October 16, 2026

Subject: Debt Issuance Criteria Policy – Resolution No. 09-2026

Background

On September 18, 2026, the Finance and Audit Committee completed the required annual review of the existing Debt Issuance Criteria Policy.

Scope

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

- Expected useful life of assets that can be considered candidates for new money debt funding changed from 25 years to 20 years

Recommendation

The Finance and Audit Committee recommends the IAA Board consider for approval the adoption of Resolution 09-2026, amending and replacing the existing Debt Issuance Criteria Policy, effective October 16, 2026.

BP2026-10-02
Resolution No. 10-2026

BOARD MEMO – INVESTMENT POLICY

To: IAA Board of Directors

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

Date: September 18, 2026

Board Date: October 16, 2026

Subject: Investment Policy – Resolution No. 10-2026

Background

On September 18, 2026, the Finance and Audit Committee completed the required annual review of the existing Investment Policy.

The Finance and Audit Committee ("FAC") recommends the proposed policy for consideration and approval by the Board.

Scope

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

- Added language to Section 7.0 Authorized Financial Dealers and Institutions to establish initial deposit criteria at a credit union and a continuous monitoring metric to evaluate the health of a credit union with whom the Authority has deposited funds.
- Other clarifying, minor wording changes.

Recommendation

The Finance and Audit Committee recommends that the IAA Board consider for approval the adoption of Resolution 10-2026, amending and replacing the existing Investment Policy, effective October 16, 2026.

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-03
Resolution No. 11-2026

BOARD MEMO – IAA PUBLIC AUCTION AND DELEGATION OF AUTHORITY

To: IAA Board of Directors

From: Joseph Heerens, Sr. Director of Properties

Date: October 6, 2026

Board Date: October 16, 2026

Subject: Public Auction of Certain Assets of the Indianapolis Maintenance Center and the Indianapolis Airport Authority; and Delegation of Authority to Approve the Final Auction Inventory via Resolution No. 11-2026

Background

Staff have previously held numerous public auctions, and tend to hold an auction every few years. Items from past auctions have included airfield/building maintenance equipment, vehicles, aviation maintenance equipment from the Indianapolis Maintenance Center ("IMC"), and other assets. State law is specific regarding the disposal of IAA assets; therefore, the most effective way to dispose of these assets is to hold an auction.

With the termination of the AAR Aircraft Services, Inc. ("AAR") lease agreement, as approved by the Board in September, AAR is required to return to the IAA all tooling and equipment used during its lease term and belonging to IAA (the "Equipment"). AAR has already begun the process of returning the Equipment, but it is ongoing and may not be completed until October 31, 2026. As Staff has identified the Equipment as excess, obsolete, or having exceeded its useful life, it is necessary and/or appropriate to proceed with disposal thereof.

In addition to State law, IAA's IMC items are accounted for and sold separately from all other IAA auction items due to the terms of the IMC's Bondholder Settlement Agreement (the "Agreement"), wherein IAA has the right to determine the disposition of certain assets, which is in the long-term interest of the marketing/managing of the IMC facility so long as such disposal is done in accordance with the Agreement. The Agreement requires providing written notice to the Bondholder Trustee and Escrow Trustee. This notification will be sent to the specific parties upon the IAA Board's approval of attached Resolution No. 11-2026.

Also included in this year's auction will be two (2) recently retired Airport Fire Department vehicles, which are a 2007 Pierce Velocity Aerial Truck (VIN#4P1CV01H27A007529) and a 2007 Oshkosh STI 3000S 3,000-gallon ARFF/Snozzle Truck (VIN#10TDKAK127S096053) (collectively, the "Fire Trucks"). These two retired Fire Trucks have been replaced in the fleet by new vehicles previously approved by

the Board. It's also noted the 2007 Oshkosh vehicle was partially grant-funded, but since it is past the FAA's useful life requirement, the FAA has no objection to the auction.

AAR will also be participating in the auction for the purpose of disposing of certain personal property and other assets owned by AAR, which will be kept apart and sold separately from IAA's assets. AAR will be paying fifty percent (50%) of the cost of the auctioneer (identified below) and marketing costs.

This year's auctioneer is Krueckeberg Auction & Realty, LLC, d/b/a Key Auctioneers ("Krueckeberg"). Krueckeberg was selected previously from among respondents to an RFP solicitation. The contract for services with Krueckeberg was for a one-year term through August 1, 2026, and included a one-year renewal option. Consistent with IAA Resolution No. 13-2017, the contract was extended until August 31, 2027. Krueckeberg will partner with Staff in marketing the event and advertising in the metro and surrounding areas of Indianapolis, as well as assisting with the physical set-up of the event.

Scope

IAA Staff will take all necessary and appropriate actions to dispose of: (i) IAA's IMC assets that are identified and approved (pursuant to a delegation of authority in Resolution No. 11-2026) by the IAA's Executive Director (or his/her designee) to be placed on the final inventory list of assets to be sold at this public auction; and (ii) the Fire Trucks.

Schedule

DATE	EVENT
October 16, 2026	IAA Board Execution of Resolution No. 11-2026
November 05, 2026	Buyer Preview Days
November 09, 2026	
November 10, 2026	On-Site Public Auction

Revenue and/or Operating Cost Implications

Revenue:

Estimated revenues from the auction are unknown, particularly since the return of Equipment from AAR to IAA is ongoing. However, past auctions have generated, on average, gross proceeds of about $190,000.00 for the IMC. Minimum pricing will also be established by IAA for the two Fire Trucks.

Costs:

- Buyer's Premium: 18% of gross sales collected directly from buyers
- Advertising & Marketing: $5,000.00 charged
- Auctioneer's Fee: 8% commission rate
- IAA may also compensate Krueckeberg to transport items for salvage.

Recommendation

The Staff recommends the IAA Board of Directors consider for approval the above-referenced 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) through the adoption of Resolution No. 11-2026.

INDIANAPOLIS AIRPORT AUTHORITY

IAA Board Meeting
General Agenda
October 16, 2026

General:

BP2026-10-04 **Consider for approval** 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.

BP2026-10-05 **Consider for approval** 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.

BP2026-10-06 **Consider for approval** 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.

Capital:

BP2026-10-07 **Consider for approval** 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.

BP2026-10-08 **Consider for approval** 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.

BP2026-10-09 **Consider for approval Action 1:** a professional services contract with MZ Corp (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).

Consider for approval 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).

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BP2026-10-10 **Consider for approval** 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.

BP2026-10-11 **Consider for approval** 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)

BP2026-10-12 **Consider for approval** the Amended and Restated Contract for Construction Manager as Constructor services, with 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.

BP2026-10-04

BOARD MEMO - CONTRACT 2026 EXTERNAL AUDIT

To: IAA Board of Directors

From: Tobin McClamroch, Chair, Finance and Audit Committee

Date: September 18, 2026

Board Date: October 16, 2026

Subject: Contract with Forvis Mazars, LLP (formerly FORVIS LLP) for the audit of the Indianapolis Airport Authority's financial statements for the year ended December 31, 2026

Background

In 2024 Forvis Mazars LLP ("Forvis") provided audit services fee commitments for the 2024-2026 audit years:

2024	$150,000*
2025	$157,500*
2026	$165,400*

*with an additional 2.5% administrative fee

The Finance and Audit Committee reviewed and discussed the three-year proposal before recommending Forvis Mazars, LLP be engaged to perform the 2026 audit.

Scope

Approve a not-to-exceed contract for financial auditing services of the Indianapolis Airport Authority's 2026 financial statements and associated internal control and compliance reports as required under the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of IAA's major federal award programs.

Schedule

Interim work for the 2026 audit will begin in October 2026, while final fieldwork for the audit is expected to begin early February 2027 and continue through March 2027.

Forvis Mazars, LLP is committed to ensuring staff continuity on the IAA engagement, providing partner oversight with airport audit experience and expertise, and providing staff at all levels with governmental auditing experience.

Recommendation

Consider for approval 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*.

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-05

BOARD MEMO – Foreign Trade Zone
Kalmar Finland Oy
Operator Agreement & Grantee Sponsorship Letter

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: October 7, 2026

Board Date: October 16, 2026

Subject: FTZ Operator Agreement Amendment and Grantee Sponsorship Letter (GSL) with Kalmar Finland Oy

Background

Kalmar Finland Oy (Kalmar) is seeking Foreign-Trade Zone (FTZ) Subzone status for its facility within the service area of the Indianapolis Airport Authority's FTZ No. 072. Kalmar provides material handling equipment, automation, and service for ports, terminals, distribution centers, and heavy equipment. The requested site will be used to distribute Kalmar's imported equipment, which may be withdrawn for use in both domestic and foreign markets. The proposed FTZ site is located in Johnson County, 955 N Graham Rd., Greenwood, IN.

Kalmar plans to begin operations with 37 full-time equivalent (FTE) employees. An average annual payroll of $2,057,904 million.

Scope

Staff requests the IAA Board execute the FTZ Operator Agreement Amendment and issue a Grantee Sponsorship Letter with Kalmar Finland Oy.

Schedule

September 21, 2026:	GIFTZ Board reviewed Kalmar Finland Oy, request for recommended approval of FTZ sponsorship.
October 16, 2026:	Upon approval, IAA Board execution of the FTZ Operator Agreement and Grantee Sponsorship Letter with Kalmar Finland Oy.

Revenue and/or Operating Cost Implications

Revenue:

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

Kalmar is expected to pay $36,000 annually for grantee fees based on the amount of square footage activated.

Operating Cost:
Annual direct costs associated with the Kalmar Finland Oy Operating Agreement are estimated to be in the range of $3,000 - $7,000 to service this account.

Recommendation

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

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-06

BOARD MEMO – Foreign Trade Zone
CEVA Contract Logistics U.S., Inc.
Operator Agreement & Grantee Sponsorship Letter

To: IAA Board of Directors

From: Marsha Wurster, Sr. Director of Commercial Enterprise

Date: October 7, 2026

Board Date: October 16, 2026

Subject: FTZ Operator Agreement and Grantee Sponsorship Letter (GSL) with CEVA Contract Logistics U.S., Inc.

Background

CEVA is seeking Foreign-Trade Zone (FTZ) Subzone status for three facilities within the service area of the Indianapolis Airport Authority's FTZ No. 072. The proposed Subzone encompasses approximately 38.61 acres across three locations: 2301 Reeves Road, Plainfield, Indiana (448,305 sq. ft. on 10.29 acres); 1564 Innovation Boulevard, Clayton, Indiana (700,449 sq. ft. on 16.08 acres); and 1451 Allpoints Court, Plainfield, Indiana (533,520 sq. ft. on 12.24 acres).

CEVA operates these facilities as distribution and storage centers supporting third-party logistics activities for customers engaged in international trade. Under the proposed designation, the facilities would be used for the receipt, storage, repackaging, testing, exhibition, and shipment of imported and exported merchandise, which will include medical equipment and other items.

CEVA expects to employ around 801 FTE's for all three sites combined and average annual payroll of $54,300,000 million.

Scope

Staff requests the IAA Board execute the FTZ Operator Agreement and issue a Grantee Sponsorship Letter with CEVA Contract Logistics U.S., Inc.

Schedule

June 15, 2026:	GIFTZ Board reviewed CEVA's request and recommended approval of FTZ sponsorship.
October 16, 2026:	Upon approval, IAA Board execution of the FTZ Operator Agreement and Grantee Sponsorship Letter with CEVA Contract Logistic U.S., Inc.

Revenue and/or Operating Cost Implications

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

CEVA Contract Logistics U.S., Inc is expected to pay $48,000 annually for grantee fees based on the amount of square footage activated.

Operating Costs:
Annual direct costs associated with the CEVA Contract Logistics U.S., Inc Operating Agreement are estimated to be in the range of $3,000 - $7,000 to service this account.

Recommendation

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

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-07

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 1, 2026

Board Date: October 16, 2026

Subject: Approval of Contract Award to Reynolds Farm Equipment for the Vegetation Control Equipment Program, Project No. I-27-038

Background

The (2026) Vegetation Control Equipment Program is for replacing one large agricultural-type tractor with mowing attachments. This tractor replaces a twenty-six (26) year-old (2000 model) John Deere tractor with an attachment that has exceeded its useful life of 20 years. This equipment is used to maintain compliance with Federal Aviation Administration (FAA) Part 139 regulations and the Wildlife Hazard Management Plan (WHMP).

A Request for Quotes (RFQ) was issued on July 17, 2026, with a bid submission deadline of August 5, 2026. The IAA received three (3) bid submittals from a pool of 429 vendors notified and 13 potential bidders. The IAA's evaluation team reviewed the submittals and determined that the Reynolds Farm Equipment Governmental bid provided the best overall value, for $290,748.11.

Scope

The project will involve one (1) new large agricultural tractor with mowing attachments.

Budget

The contract amount is $290,748.11, which is within the approved 2027 Capital Budget for the project. This project will be 100% Airport cash-funded.

Schedule

The tractor and attachments are expected to be delivered within 180 days of purchase approval.

Recommendation

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

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-08

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 7, 2026

Board Date: October 16, 2026

Subject: Approval of Contract Award to Peak Transit, LLC for Shuttle Bus Prediction Analytics and Voice Announcements, Project No. I-27-014

Background

Shuttle bus prediction analytics and voice announcements provide real-time shuttle bus arrival times and on-board announcements to our Economy Lot and Employee Lot passengers. This system uses shuttle bus GPS location data to provide predicted shuttle arrival times to passengers through sign displays in shuttle bus shelters and at the Ground Transportation Center (GTC), and on the website via QR codes.

The voice announcements provide automatically generated audible passenger announcements for approaching bus shelter numbers and Ground Transportation Center stops. Voice announcements are required under the Americans with Disabilities Act (ADA) to provide passengers with audible information about shuttle locations and upcoming stops. These announcements help passengers with visual impairments identify their location and determine when to exit the bus.

The Indianapolis Airport Authority has provided this technology to our passengers since 2014. NextBus/Umo IQ and Display has held this contract since the initiative's inception. The current agreement has expired, and the system hardware is becoming obsolete, requiring an upgrade. The Indianapolis Airport Authority issued a Request for Proposal (RFP) on April 3, 2026, with bid responses due by May 6, 2026. There were six (6) respondents to this RFP. The IAA's evaluation team reviewed the submittals and determined that Peak Transit, from Carmel, IN, was chosen because it was the lowest responsive and responsible bidder, provided local support, and offered the best technological solution.

Scope

The project will provide shuttle bus prediction analytics and voice announcements to Economy Lot and Employee Lot passengers. This system includes shelter signs, GTC signs, a GTC monitor, QR Codes, on-board GPS devices, an on-board driver management device, voice announcement hardware, reporting programs, and all associated software.

Budget
The contract amount is $312,435.00, which is within the approved 2027 Capital Budget.

This project will be 100% Airport cash-funded.

Schedule
This agreement shall commence on October 16, 2026, and end on October 16, 2029, with an initial term of three (3) years. There are two one-year renewal options for a potential cumulative term of five (5) years.

Equipment procurement and installation will begin immediately upon execution of the agreement. The equipment lead time and installation will take eight (8) weeks. The new system is expected to be fully implemented by January 1, 2027.

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

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-09

BOARD MEMO – CONTRACT AWARD AND AMENDMENT

To: IAA Board of Directors

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

Date: October 7, 2026

Board Date: October 16, 2026

Subject: Approval of a Professional Services Contract with MZ Corp (dba Zurbuch Construction Consulting) and Amendment No. 3 to the contract with WSP USA, Inc. for Col. H. Weir Cook Parking Capacity Dynamic Signage at Indianapolis International Airport (Project No. I-22-031)

Background

Customer Service is one of the top priorities of the Indianapolis Airport Authority (IAA). Dynamic signage along the entrance drive to Indianapolis International Airport will provide visitors with real-time information regarding such things as events, procedures, parking options, parking rates, parking capacities, alerts, etc., thereby improving customer experience.

On July 14, 2022, the IAA Executive Director approved a professional services contract with WSP USA, Inc. for the initial research on the signage types, structures and locations, as well as integration with existing signage. Also included was the incorporation of environmental sustainability initiatives.

On October 20, 2023, the IAA Board of Directors approved Amendment No. 1 with WSP USA, Inc. to provide design services for Capacity Dynamic Signage at Indianapolis International Airport.

On April 11, 2025, the IAA Executive Director approved Amendment No. 2 with WSP USA, Inc. for a Time Only Extension.

On June 17, 2026, the IAA issued a Request for Qualifications for Construction Inspection and Material Testing Services with responses due on July 10, 2026. One (1) Statement of Qualifications was received. A review committee of three (3) IAA representatives reviewed the qualifications and determined MZ Corp (dba Zurbuch Construction Consulting) is the best qualified to provide testing and inspection services for this project.

Scope

The scope of each action item is as follows:

Action 1: Contract with MZ Corp (dba Zurbuch Construction Consulting) - provide construction inspection and quality assurance materials testing services.

Action 2: Amendment No. 3 – WSP USA, Inc. – the Professional Services Contract amendment with WSP USA, Inc. includes attendance at construction progress meetings, review of submittals and all other construction administration services required.

Budget

Action 1: The MZ Corp dba Zurbuch Construction Consulting contract is not-to-exceed amount of $168,019.00, which is within the approved 2027 Capital Budget for Col. H. Weir Cook Parking Capacity Dynamic Signage.

Action 2: The WSP USA, Inc. contract amendment is $12,991.79, bringing the contract to a total of $272,336.43, which is within the approved 2027 Capital Budget for Col. H. Weir Cook Parking Capacity Dynamic Signage.

This project will be 100% Airport cash funded.

Schedule

Action 1: Contract award anticipated October 16, 2026 with a contract expiration date of December 31, 2028. The contract term will cover construction inspection duration, project closeout, warranty walkthroughs and other related services.

Action 2: The contract term will be extended by Amendment No. 3 to December 31, 2028, to cover construction duration and project closeout, warranty walkthroughs and other related services.

Contract Summary to Date

Action 1:

Contract/Amendment & Execution Date	Service & Term	Amount
Original Zurbuch Contract - October 16, 2026	Professional Services Term: 10/16/2026 - 12/31/2028	$168,019.00
Revised Contract NTE		**$168,019.00**

Action 2:

Contract/Amendment & Execution Date	Service & Term	Amount
Original WSP Contract - July 14, 2022	Professional Services Term: 7/14/2022 - 2/28/2025	$90,861.25
Amendment No. 1 - October 20, 2023	No Change	$168,483.39
Amendment No. 2 - April 11, 2025	Professional Services Term Extended: 12/31/2027	$0.00
Amendment No. 3 - October 16,2026	Professional Services Term Extended: 12/31/2028	$12,911.79
Revised Contract NTE		**$272,336.43**

Recommendation

Action 1: The IAA Staff recommends the IAA Board of Directors consider for approval a professional services contract with MZ Corp (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).

Action 2: Staff recommends the IAA Board of Directors consider for approval 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).

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-10

BOARD MEMO – CONTRACT AWARD

To: IAA Board of Directors

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

Date: October 6, 2026

Board Date: October 16, 2026

Subject: Award of Construction Contract to Johnson Controls, Inc. for CEP – Chiller Upgrades (Phase III) at Indianapolis International Airport (Project No. I-22-049C)

Background

The Central Energy Plant (CEP), located at 2640 Hoffman Road, provides continuous, uninterrupted chilled water service to the Terminal Building and the Indianapolis Maintenance Center (IMC) buildings. To keep the CEP equipment in good order, periodic upgrades to the chillers are required to ensure adequate uninterrupted cooling capacity and to minimize future repair costs.

This is an on-going project, with two previous phases having been completed.

On August 11, 2026, the Indianapolis Airport Authority (IAA) Senior Director of Planning and Development approved a task order with DLZ Indiana, LLC through their 2026 On-Call Contract for the design of the CEP – Chiller Upgrades Phase III.

On August 21, 2026, the IAA staff received a proposal from Johnson Controls, Inc. for CEP – Chiller Upgrades (Phase III). Johnson Controls, Inc., single-source purchase contract amount is $1,675,335.00.

Scope

Manufacture and deliver a new 2,000-ton centrifugal chiller, matching the existing chiller's capacity and design ratings. The new chiller will utilize R-513A refrigerant and include a Variable Frequency Drive (VFD) consistent with the newer Chiller #2 and Chiller #5 installations.

Budget

The Johnson Controls contract for manufacturing the new chiller is $1,675,335.00, which is within the approved 2027 Capital Budget for CEP – Chiller Upgrades.

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 – Chiller Upgrades at Indianapolis International Airport to Johnson Controls Inc. in an amount not-to-exceed $1,675,335.00.

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-11

BOARD MEMO – AMENDMENT

To: IAA Board of Directors

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

Date: October 7, 2026

Board Date: October 16, 2026

Subject: Approve Amendment No. 2 to the contract with Resource International, Inc. for Ready Return Parking Lot 2024 at Indianapolis International Airport (Project No. I-24-004)

Background

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

On February 22, 2024, IAA issued a Request for Qualifications for design, bidding, and construction administration services with responses due on April 3, 2024. Five (5) Statements of Qualifications were received. A review committee made up of three (3) IAA representatives reviewed and ranked the qualifications, identifying the two (2) most qualified firms for the interview process that was held on May 30, 2024. As a result of the interview process, the Review Committee ranked Resource International, Inc. as the best qualified to provide the professional services.

On September 20, 2024, the IAA Board of Directors approved a contract with Resource International, Inc. to provide design, bidding, and construction administration services for the Ready Return Parking Lot 2024 at Indianapolis International Airport.

On October 6, 2026, the IAA Executive Director approved Amendment No. 1 with Resource International, Inc., a time-only extension to provide professional services through December 31, 2028.

Scope
Amendment No. 2 covers additional design and alternatives analysis, post-bid utility redesign, additional permitting coordination and additional construction administration services for the Ready Return Parking Lot.

Budget
The Resource International, Inc. contract amendment is $234,796.25, bringing the total contract amount to $925,465.25, which is within the approved 2027 Capital Budget for Ready Return Parking Lot 2024.

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

Schedule
This amendment does not change the term of the contract. The contract with Resource International, Inc. expires on December 31, 2028 to allow for completion of as-builts and project closeout.

Contract Summary to Date

Contract/Amendment & Execution Date	Service & Term	Amount
Original Contract	Professional Services Term: 9/20/2024 - 9/1/2026	$ 690,669.00
Amendment No 1 October 6, 2026	Professional Services Term: Extended: 12/31/2028	$ -
Amendment No 2 October 16, 2026	No Change in Terms	$ 234,796.25
Revised Contract NTE		**$925,465.25**

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

INDIANAPOLIS AIRPORT AUTHORITY

BP2026-10-12

BOARD MEMO – AMENDED & RESTATED CONSTRUCTION MANAGER AS CONSTRUCTOR (CMc) CONTRACT

To: IAA Board of Directors

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

Date: October 6, 2026

Board Date: October 16, 2026

Subject: Approve the Amended and Restated Contract for Construction Manager as Constructor (CMc) services, with Guaranteed Maximum Price (GMP), with Messer Construction Company for the BHS Centralized CBIS project at Indianapolis International Airport (Project No. I-25-006)

Background

The Indianapolis International Airport (IND), which opened in 2008 and has been in constant operation, was constructed with a four-pod-in-line Baggage Handling System (BHS). As baggage screening technology has evolved over time and passenger numbers have increased it has become apparent the current BHS is unable to operate efficiently and experiences regular maintenance downtimes due to its age.

The Indianapolis Airport Authority (IAA) has undertaken the replacement of the BHS as part of broader program to improve the BHS at the airport, thus enhancing the IAA customer experience. This large-scale program, which requires the replacement of the BHS while it operates at near maximum capacity, will be the most challenging and complex project the IAA has undertaken.

On October 4, 2024, the IAA issued a qualification-based Request for Proposals to select a Construction Manager as Constructor (CMc) for the BHS Centralized Checked Baggage Inspection System (CBIS) project, with responses due on October 31, 2024. Two (2) proposals were received. A review committee of six (6) IAA representatives reviewed and ranked the proposals, with Messer Construction Company (Messer) ranked by the committee as the best qualified to provide Preconstruction CMc services for the project.

On March 21, 2025, the IAA Board approved and signed a contract with Messer Construction to perform preconstruction services for the project. Since then, the IAA staff, the design team along with Messer advanced the project through 70% design to support development of the Guaranteed Maximum Price (GMP) and early procurement of the BHS and structural steel packages. Final BHS design will continue with close collaboration between Messer, the design team and the selected BHS contractor.

On October 4, 2026, the IAA received Messer's GMP totaling $174,476,814.00. The proposed GMP has been reviewed and evaluated by the design team and IAA's technical representative, JWI, as well as through multiple reconciliation meetings. To date, Messer has received bids for the BHS construction and structural steel.

In addition to the contract amount, IAA staff is requesting an Owner's Contingency of $7,000,000.00 (approximately 4% of the GMP amount noted above) for this project. The Owner's Contingency is for the Owner's exclusive use to pay for unanticipated costs incurred by the Construction Manager that are the Owner's responsibility, or for other project purposes that the Owner may designate; however, the Owner's Contingency is not part of the GMP.

Scope

Construct the BHS Centralized CBIS project, including modifications and expansion of the baggage handling and checked-baggage screening systems, associated structural and infrastructure improvements, and phased implementation to maintain airport, airline, and TSA operations throughout construction.

Budget

The Messer contract of $174,476,814.00 and the Owner's Contingency of $7,000,000.00 are within the approved 2027 Capital Budget for the project.

BHS Centralized CBIS	
Total Contract Amount (GMP)	$174,476,814.00
Owner's Contingency	$7,000,000.00
Design	$17,908,950.50
Anticipated Inspection/Testing/Management/Misc.	$16,263,595.50
Total Anticipated Project Cost	**$215,649,000.00**

This project will be funded by a future bond issuance and FAA grants. Currently, $47 million in grant funds has been allocated to this project. Staff will continue to work with the FAA to identify additional grants.

Recommendation

The IAA Staff recommends the IAA Board of Directors consider for approval the Amended and Restated Contract for Construction Manager as Constructor services, with 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 BHS Centralized CBIS project at Indianapolis International Airport.

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