

FORT WAYNE-ALLEN COUNTY AIRPORT AUTHORITY

Fort Wayne-Allen County Airport Authority Board Meeting

Regular Session

July 21, 2025

3:00 p.m.

A meeting of the Fort Wayne-Allen County Airport Authority Board of Directors was held on July 21, 2025, at the Fort Wayne International Airport, 3801 W. Ferguson Rd., Fort Wayne, Indiana 46809, pursuant to proper legal notice. A quorum being present, Mr. Barry Sturges, President, called the meeting to order at 3:02 p.m.

ATTENDANCE:

AIRPORT AUTHORITY BOARD MEMBERS:

Richard B. (Barry) Sturges, Jr., President, present
Kimberly M. Grannan, Vice President, present
Timothy J. Haffner, Secretary, present*
Jerome F. (Jerry) Henry, Jr., present
Réna Bradley, present
Ramadan Abdul-Azeez, present

AIRPORT AUTHORITY STAFF & LEGAL COUNSEL PRESENT:

Scott Hinderman, Executive Director of Airports
Mike Deam, Airport Authority Attorney
Jordon Huttenlocker, Airport Authority Attorney
Joe Marana, Director of Facilities and Operations
Mike Zawahri, Director of Admin and Finance
Ryan Bauer, Airport Development Manager
Annie Hoffmeier, Admin Assistant I
Doug Robertson, Controller
Justin Treft, Director of Fixed Based Operations

*Electronic meeting participation

CALL TO ORDER:

A quorum being present, Mr. Sturges called the meeting to order at 3:02 p.m.

1. CONSIDERATION AND APPROVAL OF TODAY'S AGENDA AND CONSENT AGENDAS

It was noted that Mr. Timothy Haffner would be participating in today's meeting electronically so all votes taken would be by roll call. Mr. Jerry Henry made a motion to approve the July 21, 2025 Board Agenda as posted, and the Consent Agendas as presented below. Ms. Rena Bradly seconded the motion. Mr. Barry Sturges called for a roll call vote. Below is a tally of the votes:

Mr. Barry Sturges – Aye

Mr. Jerry Henry – Aye

Mr. Timothy Haffner – Aye

Ms. Réna Bradley – Aye

Mr. Ramadan Abdul-Azeez – Aye

Ms. Kimberly Grannan – Aye

The motion carried.

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A. ADMINISTRATIVE CONSENT AGENDA:

- Approval of Board Minutes – 06.16.2025
- Review & Approval of Claims #25-07
- Accounts Receivable Reports

B. **BID CONSENT AGENDA (WITH EXECUTIVE DIRECTOR SIGNATURE AUTHORITY)**

Bid Results: Project AF25-07 JEKCC Infrastructure Improvements

Airport staff solicited bids for the JEKCC Infrastructure Project which had a base bid consisting of two parts: milling and resurfacing of Northwest Perimeter Road and Airway Avenue as well as the installation of new street lighting per City of Fort Wayne standards. This project is to be in accordance with “The Infrastructure Improvements” laid out in the 11-19-2024 Memorandum of Understanding between the City of Fort Wayne and the Fort Wayne-Allen County Airport Authority for the Transfer of Right of Way for Northwest Perimeter Road and Airway Avenue.

In response to our bid solicitation, two bids were received as indicated below. Airport staff along with ERI, our engineering firm, have reviewed the bids and we are recommending that the Board make an award to Brooks Construction for the base bid and additive amounts #1, #2 in the amount of \$426,858.00.

Staff requests that the Board approve the following motion:

An award to Brooks Construction as the lowest responsive and responsible bid received to include the base bid, additive alternate #1 and additive alternate #2 in the amount of \$426,858.00.

Staff also request authorization for the Executive Director of Airports to sign the contract documents.

NON-FEDERALLY FUNDED PROJECTS BID TABULATION

PROJECT: JEKCC Infrastructure Improvements

COMPANY NAME	FORM 96	ITEMIZED PROPOSAL	FINANCIAL STATEMENTS 18 MONTHS	NON-COLLUSION AFFIDAVIT	BOND/ CERT. CHECK (5%)	ACKNOWLEDGMENT OF ADDENDA #1	BID RECEIVED ON TIME	E-Verify/Drug Testing Policy/US Steel Certification/ Qualification	BASE BID PRICE	ALT BID PRICE
Brooks Construction	X	X	X	X	X	X	X	X	\$395,938.00	#1 – \$17,080.00 #2 – \$13,840.00
E&B Paving	X	X	X	X	X	NO	X	X	\$400,920.00	#1 – \$18,830.00 #2 – \$15,252.00

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Alt Bid #1: The continuation of milling and resurfacing along Northwest Perimeter Road outside the scope of work outlined in the MOU between the City and the Airport. It includes the remaining asphalt pavement on Northwest Perimeter Road up to the existing concrete approach for the area of restricted access.

Alt Bid #2: The milling and resurfacing of the service drive located approximately 200' west of the Northwest Perimeter Road and Ardmore Avenue intersection. It includes the asphalt pavement up to the existing concrete approach for the area of restricted access.

Bid Results - Project AF25-08, Expand Hangar 2003 Apron Project

Airport Staff solicited bids for the concrete pavement expansion and rehabilitation of the Hangar 2003 apron at Fort Wayne International Airport. There were also alternate bids for joint repair and sealing of various concrete areas at the Air Trade Center. Bids were received on July 17. Seven contractors/subcontractors (three prime) were holding plans for this project. However, one bid was received as indicated below:

	Base Bid	Additive Alt #1	Additive Alt #2
Milestone Contractors LP	\$5,924,322.63	\$361,131.21	\$357,072.50

Staff reviewed the bid received and recommended that the Board make a motion to award the bid to Milestone Contractors LP as the lowest responsive and responsible bid in the base bid amount of \$5,924,322.63. Approval is also requested for the Executive Director of Airports to sign the contract documents.

Bid Results – SMD Construct Taxilane

Airport staff solicited bids for SMD Construct taxilane. The project is for the construction of an asphalt taxilane for a future T-hangar site at Smith Field Airport.

In response to our bid solicitation, one bid was received as indicated below. Airport staff along with CHA, our engineering firm, have reviewed the bid and we are recommending that the Board make an award to Brooks Construction for the base bid in the amount of \$966,523.00 subject to the receipt of a federal grant.

Staff requests that the Board approve the following motion:

An award to Brooks Construction as the lowest responsive and responsible bid received to include the base bid in the amount of \$966,523.00 subject to the receipt of a federal grant.

Staff request authorization for the Executive Director of Airports to sign the contract documents.

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**FEDERALLY FUNDED PROJECTS
BID TABULATION**

PROJECT: SMD Construct Taxilane

DATE: 6/30/2025

COMPANY NAME	FORM 96 FINANCIALS NON- COLLUSION	INDOT PREQUAL OR OTHER FED QUALIFYING REQUIREMENTS	ITEMIZED PROPOSAL	BOND/ CERT. CHECK (%)	DBE ASSURANCE FORM	NON- SEGREGATED FAC & LOBBY ACTIVITY CERTIFICATION	TAX AND FELONY CONVICTION / BUY <u>AMERICAN</u> <u>CERTIFICATION</u>	DRUG TESTING POLICY /DEBARMENT CERTIFICATION	ACKNOW- LEDGED ADDENDA #1	BID REC. ON TIME	BASE BID PRICE	Alternate Bid Price
1. Brooks Construction	X	X	X	X	X	X	X	X	X	X	\$966,523.00	N/A

**Bid Results - Project AF25-01, Expand Long-Term Parking & Realign Terminal Exit Road
(Ross Drive)**

Airport Staff solicited bids for the realignment of Ross Drive, expansion of the long-term lot, and expansion of the overflow lot. Additionally, there is an additive alternate bid for a customer viewing area.

Three bids were received as shown on the attached bid tabulation. Airport staff reviewed the bids and recommended that the Board make a motion to award the bid to Bunn Excavating, Inc. as the lowest responsive and responsible base bid plus additive bid in the amount of \$6,151,360.33. Approval is also requested for the Executive Director of Airports to sign the contract documents.

BID TABULATION

PROJECT: Expand Long-Term Parking & Realign Terminal Exit Road, AF25-01

COMPANY NAME	FORM 96	ITEMIZED PROPOSAL	FINANCIAL STATEMENTS 18 MONTHS	NON- COLLUSION AFFIDAVIT	PRE- QUAL/ DRUG TESTING	BOND/ CERT. CHECK (%)	ACKNOW. ADDENDA <u>#1, #2, #3, #4,</u> <u>#5</u>	BID RECV'D ON TIME	BASE BID PRICE	ADDITIVE	COMMENT
Fleming Excavating	X	X	X	X	X	X	X	X	\$6,938,041.69	\$175,374.40	
Bunn Excavating	X	X	X	X	X	X	X	X	\$6,023,072.63	\$128,287.70	Unit price in numbers corrected to match unit price in words per bid docs for Items 1, 2
Fox Contractors	X	X	X	X	X	X	X	X	\$7,221,047.50	\$149,731.50	

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Quotation Results – AF25-09, JEKCC Temporary Stone Lot

Airport staff solicited quotations for the construction of a temporary stone lot to be used to accommodate parking at the Fort Wayne International Airport during the construction of the long-term lot expansion.

We requested quotations from seven local firms, and we received two quotes as follows:

Fleming Excavating: \$217,077.00

T-E Incorporated: \$344,500.00

Airport staff reviewed the quotes and recommended that the Board make an award to Fleming Excavating, Inc. as the lowest responsive and responsible quote in the amount of \$217,077.00. Approval is also requested for the Executive Director of Airports to sign the quotation documents.

Quotation Results – AF25-10, PSD Parking Lot Pavement Repairs

Airport staff solicited quotations for the mill and overlay of the Public Safety Parking Lot at 3808 Winters Road. Also included is the full depth removal and resurfacing of the concrete drive, curb/sidewalk repairs, and parking lot painting. There is an alternate quote for concrete repairs inside the airfield.

We requested quotations from eight local firms, and we received two quotes as follows:

	Base	Alternate
Asphalt Maintenance Services	\$94,207.00	\$ 9,200.00
Brooks Construction	\$98,237.00	\$169,850.00

Airport staff reviewed the quotes and recommended that the Board make an award to Asphalt Maintenance Services as the lowest responsive and responsible quote in the base and alternate quotation amount of \$103,407.00. Approval is also requested for the Executive Director of Airports to sign the quotation documents.

C. Contract Consent Agenda (with Executive Director Signature Authority)

Addendum Number 10-Guaranteed Maximum Price Amendment Exhibit A, Construction Manager as Constructor, Fort Wayne International Airport East Terminal Expansion with Clayco.

There is an addendum to the Guaranteed Maximum price amendment with Clayco, Inc. for the East Terminal Expansion. This addendum will incorporate the items listed below for an overall increase of \$37,997.30.

Staff recommend approval of this Addendum Number 10 in the amount of \$37,997.30 with signature authorization for the Executive Director of Airports.

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Description of Change:

No.	Description
COR. #278	RFI-526 – Level 1 Area G Transfer Duct and Column Conflict
COR. #252	RFI-511 – Escalator Pit Light Fixture Y3
COR. #220	Area G Vestibule Electrical Investigation
COR. #212	Conflict with Structural Steel for Carousel and Existing Overhead Storm in Area G – R1
COR. #211	Footer Removal for TSA Underground Conduit Install – R1
COR. #176	PBB 3 & 4 Foundations Unsuitable Soils

2. ACTIVITY REPORT – MAY 2025

Mr. Hinderman reported to board members on the recent Airport Authority air service and marketing activities. His report to the board included the following:

- June enplanements were reported at 43,135 which represented a 17.66% increase compared to June 2024 and an 18.90% increase in our year to date.
- The report that went out to the board members last week had some of the market share information wrong, so it was corrected this morning and a updated copy is on the table in front of the Board to look at.
- With the Air Show last weekend, airlines continued to operate under TFR regulations with a few minor challenges. It was noted that some airline arrivals were part of the air show which pleased the crowd.

3. CONSIDERATION AND APPROVAL OF LEASE AGREEMENT WITH SUPERIOR AVIATION FOR LEASE OF BUILDING 2042

Mr. Hinderman then turned the meeting over to Ryan Bauer, Airport Development and Properties Manager, who worked with Superior Aviation on finalizing a new 8-year plus lease at Building 2042. The details of the lease agreement are as follows:

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Summary Information:

Fort Wayne-Allen County Airport with Superior Aviation

FACILITY: 4414 Altitude Drive, Building 2042
Fort Wayne, IN 46809
20,193 square feet

TENANT: Superior Aviation, LLC
USE OF Aircraft storage, ground handling and repair and maintenance of such aircraft
PREMISES: owned by tenant.

LEASE TERM: Eight (8) Year + Four (4) Month Term:
April 1, 2025 – July 31, 2033

RENTAL RATE: 4/1/2025 to 7/31/2025 = \$ 7,168.52 per month
8/1/2025 to 7/31/2026 = \$ 7,454.58 per month
8/1/2026 to 7/31/2027 = \$ 7,757.48 per month
8/1/2027 to 7/31/2028 = \$ 8,060.37 per month
8/1/2028 to 7/31/2029 = \$ 8,380.10 per month
8/1/2029 to 7/31/2030 = \$ 8,716.65 per month
8/1/2030 to 7/31/2031 = \$ 9,070.02 per month
8/1/2031 to 7/31/2032 = \$ 9,423.40 per month
8/1/2032 to 7/31/2033 = \$ 9,810.43 per month

DEPOSIT: \$ 5,048.25

OPTION TO No options
RENEW:

UTILITIES: Tenant will be responsible for arranging and paying all utilities.

IMPROVEMENTS / None

RENT CREDITS:

Mr. Sturges then asked for a motion to accept the lease. Ms. Kimberly Grannan made the motion and Ms. Réna Bradley seconded it. Mr. Sturges called for a roll call vote. Below is a tally of the votes:

Ms. Kimberly Grannan – Aye

Mr. Timothy Haffner – Aye

Mr. Jerry Henry – Aye

Ms. Réna Bradley – Aye

Mr. Ramadan Abdul-Azeez – Aye

Mr. Barry Sturges – Abstain

The motion carried.

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4. CONSIDERATION AND APPROVAL OF RFP RESULTS FOR: AVIATION FUEL SUPPLIER FOR FWA AND SMD

Mr. Hinderman reported to board members that staff had solicited proposals for the selection of a wholesale aviation fuel provider for the FBO's and several firms did submit RFP's. The staff interviewed two firms and ultimately, they recommended that we award AvFuel with a 3-year firm and two 1-year options to extend for a total of 5-years as a wholesale supplier of aviation fuel for Fort Wayne International Airport and Smith Field Airport.

Mr. Hinderman then asked if the Board had any questions and introduced Justin Treft, Director of Fixed Based Operations and lead for the project.

The Board asked how many other FBO's AvFuel provides aviation fuel to, and Mr. Treft said around 600 FBO's domestically.

With that Mr. Sturges made a motion to award the aviation fuel supplier to AvFuel. as the offer whose proposal has been determined to be the most advantageous to the Authority contingent upon successful negotiation of final contract documents, and to also provide authorization for the Executive Director of Airports to sign the final contract documents upon mutual agreement of terms. Ms. Kimberly Grannan made a motion and Mr. Jerry Henry seconded it. Mr. Sturges called for a roll call vote. Below is a tally of the votes:

Ms. Kimberly Grannan – Aye

Mr. Timothy Haffner – Aye

Mr. Jerry Henry – Aye

Ms. Réna Bradley – Aye

Mr. Ramadan Abdul-Azeez – Aye

Mr. Barry Sturges – Abstain

The motion carried.

5. OTHER BUSINESS

Mr. Hinderman indicated that the staff had no other business to bring before the Board at this time.

Mr. Sturges then wanted to commend all the staff for a job well done at the Air Show (other members concurred in unison) and stated that he received comments from other attendees who were impressed with the show and was thankful that the weather cooperated! Mr. Hinderman thanked the Board for the comments and said he would like to acknowledge the 122nd Air Guard because they are the ones who put on the show and had done so on a weekend that is their monthly Air Guard weekend, so they had well over 1,000 guard members out and about mingling with the crowd.

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6. ADJOURNMENT

Mr. Sturges adjourned the July 21, 2025 Regular Session Board Meeting at 3:18 pm.

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EXECUTIVE SESSION:

An Executive Session was held prior to the regular session board meeting on July 21, 2025 at 2:00 p.m. at the Fort Wayne International Airport, 3801 W. Ferguson Rd., Fort Wayne, Indiana 46809, pursuant to proper legal notice, to discuss Personnel (pursuant to IC 5 14 1.5 6.1(b)(5) or (b)(6) or (b)(9), Lease Negotiations (pursuant to IC 5 14 1.5 6.1(b)(2)(D), pending or threatened litigation which is pursuant to IC 5 14 1.5 1(b)(2)(B), and confidential records which is pursuant to IC 5 14 1.5 6.1 (b)(7).

Attendance:

Richard B. (Barry) Sturges, Jr., President; present

Timothy T. Haffner, Secretary; present*

Kimberly Grannan, Vice President; present

Jerome F. (Jerry) Henry, Jr., Member; present

Réna Bradley, Member; present

Ramadan Abdul-Azeez, Member; present

Mr. Mike Deam; present

Ms. Jordon Huttenlocker; present

Mr. Scott Hinderman; present

Mr. Joe Marana; present

Mr. Mike Zawahri; present

Mr. Ryan Bauer; present

Ms. Annie Hoffmeier; present

**Electronic participation*

By signing the minutes of the July 21, 2025 board meeting, it is hereby certified that nothing other than the topics, as noted above, were discussed during the Executive Session.

Signatures on file

Mr. Richard (Barry) Sturges
Board President

Mr. Timothy Haffner
Board Secretary