

FORT WAYNE-ALLEN COUNTY AIRPORT AUTHORITY

Fort Wayne-Allen County Airport Authority Board Meeting

Regular Session

September 26, 2023

3:00pm

A meeting of the Fort Wayne-Allen County Airport Authority Board was held on September 26, 2023, 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
Gregg C. Sengstack, Vice President, absent
Timothy J. Haffner, Secretary, present
Jerome F. (Jerry) Henry, Jr., present
Kimberly M. Grannan, present
Réna Bradley, present
**electronic meeting participation*

AIRPORT AUTHORITY STAFF & LEGAL COUNSEL PRESENT:

Scott Hinderman, Executive Dir. Of Airports
Joe Marana, Director of Operations and Facilities
Mike Deam, Airport Authority Attorney
Doug Robertson, Controller
Justin Treft, FBO Manager
Mary Easterday, Administrative Assistant

CALL TO ORDER:

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

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

Mr. Scott Hinderman indicated staff had no changes to the posted agenda. Mr. Timothy Haffner made a motion to approve the September 26, 2023 Board Agenda as posted and the Consent Agendas as presented below. Mr. Jerry Henry seconded the motion; the motion unanimously carried.

A. ADMINISTRATIVE CONSENT AGENDA:

- Approval of Board Minutes – 08.21.2023
- Review & Approval of Claims #23-09
- Accounts Receivable Report

B. BID CONSENT AGENDA

(1) Consideration and Approval of Bid Results for AF23-02, Economy Parking Lot Project

Airport staff solicited bids for maintenance improvements in the economy parking lot. In addition, there was an additive bid to expand the economy lot. The work consists of milling and resurfacing, full depth asphalt repair where required, realignment of traffic patterns in the northeast corner of the lot, additional signage, reconfiguration of ADA parking in the southeast corner, and the removal of some large shrubs. The additive bid included the addition of approximately 61 spaces over the current capacity, a new light pole, and extension of the landscaping around the perimeter of the lot.

Airport staff reviewed two bids which were received and recommended that the Board make an award to Brooks Construction, Inc. as the lowest responsive and responsible bid in the amount of \$709,854.00 to include the base bid and additive #1. Approval was also requested for the Executive Director of Airports to sign the contract documents.

(2) Bid Results for Potassium Acetate-based Deicing / Anti-icing Materials

Airport staff solicited bids for the supply of potassium acetate runway deicer for the upcoming winter seasons through March 31, 2024. In response to their solicitation, staff received one bid. A comparative analysis was completed with 3 other airports, and staff found that the pricing was equivalent or less than the 3 other airports.

After review of the bid, staff recommended award to Nachurs Alpine Solutions Industrial (NASi) as the only responsive and responsible bid received in the amount of \$5.33/gallon delivered. Staff requested approval for the Executive Director of Airports to execute the contract documents.

(3) Bid Results for Solid Deicing/Anti-icing Materials

Airport staff solicited bids for the supply of solid runway deicer for the upcoming winter seasons through March 31, 2024. In response to their solicitation, staff received two bids.

After review of the bids, staff recommended award to New Deal Deicing as the lowest responsive and responsible bid received in the amount of \$1856.13/metric ton delivered. Staff also requested approval for the Executive Director of Airports to execute the contract documents.

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- (4) Consideration & Approval of Quotation Results for Hangar 2017 Site Demolition and Site Restoration, TB23-C:

Airport Staff solicited quotations for the demolition of Hangar 2017 located on the west side of Fort Wayne International Airport. The base bid included the demolition of the hangar and adjoining aircraft ramp. In addition, there was an additive bid to remove the concrete pavement on Taxiway Echo up to Taxiway Foxtrot.

In response to the request for quotations, staff received two quotes as follows:

Kreager Group Inc	\$104,849.00 Base	\$11,952.00 Additive
Amor Excavating, Inc.	\$170,490.00 Base	\$31,750.00 Additive

Airport staff reviewed the quotes and recommended that the Board make an award to Kreager Group Inc. as the lowest responsive and responsible quote Base Quotation and Additive Amount of \$116,801.00. Approval was also requested for the Executive Director of Airports to sign the quotation documents.

C. CONTRACT CONSENT AGENGA:

- (1) Contingency Change Order Authorization Number 1-Fort Wayne International Airport East Terminal Expansion with Clayco

This increase is in the amount of \$44,363.08. This amount will come from the already approved owner's construction contingency in the Clayco contract. This leaves a contingency balance of \$2,955,636.92. Included in this change order were the items listed below. Staff recommended approval of this change order with signature authorization for the Executive Director of Airports.

No.	Description
RFCP-03	CREDIT – Panel 2LD4 Lead Time
RFCO-3	Temp TSA Offices Rev 1

2. ACTIVITY REPORT – AUGUST 2023

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

- Travel demands remain high in Northeast Indiana
- Enplanements for August 2023 were reported at 30,568 up 11.33% compared to August 2022 enplanements, and up 7.96% year-to-date

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- During the first week of September United added an extra flight to Chicago, unfortunately this flight will be off the schedule as of the first week of October
- Staff feels the temporary status of this flight is most likely related to flight crew availability and not performance
- KC135s have remobilized back to Grissom – it was a great experience when they were here

3. CONSIDERATION AND APPROVAL OF SEWER MAIN EXTENSION EASEMENT AGREEMENT WITH THE CITY OF FORT WAYNE

Mr. Hinderman reported that Airport Authority staff have been working with the City of Fort Wayne regarding an extended sewer main easement agreement. Installation of this extension would connect from an existing sewer main on W. Perimeter Road and would be required to service Hangar 2018 currently under construction. Granting of this easement would also be helpful for further development and expansion in this vicinity. Mr. Hinderman reported that staff have received a signed easement agreement from the City of Fort Wayne and are requesting approval of this easement by the board.

Board members inquired if the easement had gone through legal review and Mr. Deam indicated this easement agreement is a standardized easement used by the City of Fort Wayne and had not been reviewed by the Airport Authority legal counsel.

Mr. Tim Haffner made a motion to approve the granting of a sewer main extension easement to the City of Fort Wayne, and for current contractors to proceed with the work as outlined by staff. Mr. Jerry Henry seconded the motion; the motion unanimously carried.

4. CONSIDERATION AND APPROVAL OF GROUND LEASE AGREEMENT WITH DYNAMIC AVIATION, LLC

Mr. Hinderman informed board members that staff have been working with Dynamic Aviation, LLC regarding the construction of a hangar on Airport Authority property. Dynamic Aviation, LLC supports the flight mission of Steel Dynamics and is looking to construct a corporate hangar just NW of the location of Hangar 1045 located on Ferguson Road. Mr. Hinderman presented a summary of the lease agreement as follows:

Tenant	Dynamic Aviation, LLC
Lease Premises	On ground NW of Hgr 1045. Survey in work
Lease Type	Ground Lease
Leased Area	Surveying of the space is currently being completed. The intent will be to include land

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	that is in support of their hangar and parking operations
Term	30 year lease with two five year options to extend
Base Rent	<p>\$0.32/ square foot. Total value will be calculated once the survey is complete.</p> <p>Annual CPI increases with a 5% cap on any given year</p>

Mr. Hinderman added that Dynamic Aviation is anxious to get concrete down yet this construction season. Mr. Hinderman also noted, that once the design of the hangar has been finalized an architectural review committee will provide final design approval of the hangar to be constructed.

Mr. Timothy Haffner made a motion to approve the ground lease agreement with Dynamic Aviation, LLC for the construction of a corporate hangar NW of hangar 1045 on Ferguson Road and also provided approval for the Executive Director to finalize the lease documents based on final results of the survey. Ms. Réna Bradley seconded the motion; the motion unanimously carried.

5. OTHER BUSINESS

Mr. Hinderman reported, staff had no other items of business to present to the board for consideration.

6. ADJOURNMENT

Mr. Haffner moved to adjourn the September 26, 2023 Regular Session Board Meeting at 3:08 PM. Mr. Sturges adjourned the meeting.

EXECUTIVE SESSION:

An Executive Session was held prior to the regular session board meeting on September 26, 2023 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

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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

Gregg Sengstack, VP; absent

Timothy T. Haffner, Secretary; present

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

Kimberly Grannan; present

Réna Bradley; present

Mr. Mike Deam; present

Mr. Scott Hinderman; present

Mr. Joe Marana; present

Ms. Mary Easterday; present

**electronic participation*

By signing the minutes of the September 26, 2023, 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. Gregg Sengstack
Board Vice-President