

FORT WAYNE-ALLEN COUNTY AIRPORT AUTHORITY

Fort Wayne-Allen County Airport Authority Board Meeting

Regular Session

December 18, 2025

10:00 a.m.

A meeting of the Fort Wayne-Allen County Airport Authority Board of Directors was held on December 18, 2025, at 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 10:01 a.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
Joe Marana, Director of Facilities and Operations
Ryan Bauer, Airport Development Manager
Doug Robertson, Dir of Admin & Fin (Interim)
Annie Hoffmeier, Admin Assistant I
Mike Deam, Airport Authority Attorney

*Electronic meeting participation

CALL TO ORDER:

A quorum being present, Mr. Sturges called the meeting to order at 10:01 a.m.

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

Mr. Barry Sturges asked for a motion to approve the December 18, 2025, Board Agenda and the Consent Agendas as presented below. Mr. Timothy Haffner made a motion to approve the December Board Agenda and the Consent Agendas. Ms. Kimberly Grannan seconded the motion; the motion unanimously carried.

A. ADMINISTRATIVE CONSENT AGENDA:

- Approval of Board Minutes – 11.17.2025
- Review & Approval of Claims #25-12
- Accounts Receivable Reports

**B. CONSIDERATION AND APPROVAL OF CONTRACT CONSENT AGENDA
(WITH EXECUTIVE DIRECTOR SIGNATURE AUTHORITY):**

Addendum Number 15 – Guaranteed Maximum Price Amendment, Exhibit A, Construction Manager as Constructor, Fort Wayne International Airport East Expansion with Clayco

This 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 \$16,728.05.

Staff recommend approval of this Addendum Number 15 in the amount of \$16,728.05 with signature authorization for the Executive Director of Airports.

Description of Change:

No.	Description
COR. #326	RFCP-111 – Vertical Gap at Down Escalator and Stair
COR. #324	RFCP-110R1 – Area E Terminal Boxes at Exit Lane
COR. #343	RFCP-112 – RFI-590 – Area F Ceiling Conflict
COR. #344	RFCP-113 – RFI-597 – Roof Box Out at Exposed Steel

**CHANGE ORDER #2 – EXPAND HANGAR 2003 APRON PROJECT WITH
MILESTONE CONTRACTORS LP, AF25-08**

This change order is a credit in the amount of \$5,326.59 for adjustments and balancing of quantities.

Staff recommends approval of this change order with signature authorization for the Executive Director of Airports.

2. ACTIVITY REPORT – NOVEMBER 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:

November enplanements totaled 35,876, representing a 0.96% decrease compared to November 2024, but a 15.97% increase year-to-date. The slight decrease was attributed to the government

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shutdown, during which the FAA restricted airlines and requested a 10% reduction in service. Despite this, overall year-to-date enplanements remain strong and are up 15.97%.

Mr. Hinderman reported that the airport has already surpassed last year's all-time passenger enplanement record. He noted that, barring significant weather disruptions, December performance is expected to be very strong.

In response to a Board inquiry regarding new flights, Mr. Hinderman stated that Allegiant Air launched its Fort Lauderdale service on November 20th, operating twice weekly. He also confirmed that Allegiant Air's Las Vegas route, which had been paused, is scheduled to resume on May 21st.

Mr. Hinderman added that 2025 has been a strong year overall and expressed optimism that 2026 will be the year the airport gains access to a western hub.

The Board also asked about the Aero Center fuel sales. Mr. Hinderman reported that fuel sales have exceeded 1,000,000 gallons for the fourth consecutive year.

3. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCES:

Mr. Hinderman reminded board members that Ordinance 25-10 and 25-11 had been introduced at the November 17, 2025 board meeting and that a public hearing would now be held on the two ordinances.

Public Hearing – Mr. Mike Deam opened the Public Hearing for Ordinance 25-10: Disposal of Surplus Real Estate located at Ardmore/Airport Expressway. Mr. Deam indicated that staff would make introductory comments. Board members and staff would have time for comments and questions and then the public would have the opportunity to come to the podium and speak about the manner.

Staff Comments – Mr. Ryan Bauer explained that Ordinance 25-10 is inclusive of the 12.4-acre multi-use site at the corner of Ardmore and Airport Expressway. It will allow land to be sold when ready and the right of way to be transferred to the City of Fort Wayne following completion/acceptance of the TIF public infrastructure improvements. Restrictive Covenants will be brought for consideration at the January Board Meeting.

Board Comments – Board members had no questions or comments regarding this ordinance.

Public Comments – Mr. Deam asked if any member of the public cared to comment about Ordinance 25-10: Disposal of Surplus Real Estate located at Ardmore/Airport Expressway.

No member of the public came forward to comment on Ordinance 25-10.

Closure of Public Hearing – Hearing no further requests for comment, Mr. Deam closed the Public Hearing for Ordinance 25-10.

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Public Hearing – Mr. Mike Deam opened the Public Hearing for Ordinance 25-11: Disposal of Surplus Real Estate located at Indianapolis/Winters/Coverdale for Roundabout. Mr. Deam again indicated that staff would make introductory comments. Board members and staff would have time for comments and questions and then the public would have the opportunity to come to the podium and speak about the manner.

Staff Comments – Mr. Ryan Bauer explained that Ordinance 25-11 is inclusive of approximately 1.8 acres of land adjacent to Indianapolis, Winters and Coverdale Road that the County requires to improve the intersection with the installation of a roundabout expected in late 2026.

Board Comments – Board members had no questions or comments regarding this ordinance.

Public Comments – Mr. Deam asked if any member of the public cared to comment about Ordinance 25-11: Disposal of Surplus Real Estate located at Indianapolis/Winters/Coverdale for Roundabout.

No member of the public came forward to comment on Ordinance 25-11.

Closure of Public Hearing – Hearing no further requests for comment, Mr. Deam closed the Public Hearing for Ordinance 25-11.

Board Action – Mr. Timothy Haffner made a motion to adopt both Ordinance 25-10 and Ordinance 25-11. Ms. Kimberly Grannan seconded the motion; the motion unanimously carried.

4. CONSIDERATION AND APPROVAL OF RESOLUTION 25-07: APPROPRIATIONS TRANSFER

Mr. Hinderman addressed the Board saying that this Resolution is typically done every December as we close out the year. He introduced Doug Robertson, the interim of Director of Admin and Finance, to talk about Resolution 25-07.

Mr. Robertson stated that the 2025 Budget was prepared six months prior to the beginning of the budget year and spending requirements were established at that time. Now, due to unforeseen requirements at the time the budget was established, certain accounts require additional spending authority, and several accounts need less spending authority because anticipated expenditures were unnecessary. Staff now requests Board approval to make the necessary transfer among several accounts according to the resolution. The transfers will prevent appropriations from having deficit balances which has a net zero effect to the 2025 budget. We are not asking for any additional money, it's just transferring from one account to the other.

Mr. Timothy Haffner made a motion to approve Resolution 25-07: Appropriations Transfer. Mr. Réna Bradley seconded the motion. Mr. Barry Sturges asks all those in favor please signify by saying aye. Opposed the same. The motion unanimously carried.

5. RATIFICATION OF LAND ACQUISITION OF 74.3 ACRES

The Airport has executed a purchase agreement with Summit Farms LLC regarding 74.30 acres of farmland immediately adjacent to airport property at 4305 Pleasant Center Road for \$1,263,100 (\$17,000/acre). A survey and environmental assessment are underway. A title commitment has been obtained. Pending completion of due diligence items closing will occur on or before January 31st, 2026.

This parcel is not listed in our land acquisition plan due to prioritization, however, is important to the airport's development towards the ultimate master plan.

Mr. Sturges asked for a motion to approve Ratification of Lane Acquisition of 74.3. Mr. Timothy Haffner made the motion and Mr. Jerry Henry seconded it. The motion carried.

6. HANGAR 2003 RENOVATION PROJECT EXPANSION AWARD

The Airport Authority previously issued a Request for Proposals and the Board awarded to hire Hagerman, Inc. as the Construction Manager as Constructor (CMc) for the Hangar 2003 Renovation Project. In the CMc process, Hagerman lead the issuance and award of bids for the subcontracting of various construction trades which has led to a Final Guaranteed Maximum Price (FGMP) amendment for the actual construction of the hangar 2003 renovation.

The Airport Authority requests Board consideration and approval of the following:
Final Guaranteed Maximum Price Amendment to the Construction Manager as Constructor Agreement with Hagerman Inc. for the Hangar 2003 renovation.

Subcontract bids were let and received by Hagerman Inc. for the renovation of hangar 2003. Bid openings were held on December 12th and Hagerman presented the FGMP and schedule to the Airport Authority on December 17th. The subcontractor packages included in this FGMP amendment are: concrete; masonry; general trades; roofing; wall panels; doors, frames, hardware, and access panels supply; entrances, storefronts, curtain wall, and glazing; plaster and gypsum board assemblies; flooring; fluid applied flooring; exterior building & interior hangar painting; painting and wallcoverings; signage; PEMB modifications & insulation; overhead cranes; fire suppression; plumbing & HVAC; electrical; earthwork; paving; and landscaping. The FGMP amendment also includes the CMc general conditions, a CMc fee of 3%, permits, commercial insurance, and bonds.

Hagerman went over the bids to make sure they were compliant with the specifications. It is scheduled to be completed by September 1, 2026, which is compliant with Bombardier's schedule and the total price of the construction, and the expansion is \$9,726,751.

Additionally, Authority staff requests Board approval to establish an owner controlled contingency fund for this project in the amount of \$300,000, which is included in the \$9,726,751 total above.

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These funds will be used for unforeseen circumstances or project needs and will only be available to be paid upon the approval of the Executive Director of Airports.

Authority staff proposes the following Board motion be made: The Board of Directors of the Fort Wayne-Allen County Airport Authority approves the Final Guaranteed Price Amendment for the Construction Manager as Constructor contract with Hagerman, Inc. for the Hangar 2003 Renovation Project in the amount of \$9,726,751, which includes the owner-controlled contingency of \$300,000 for this project to be used at the discretion and approval of the Executive Director of Airports. The Board also authorizes the Executive Director of Airports to execute the FGMP Amendment.

Mr. Sturges asked for a motion to approve Hangar 2023 Renovation Project Expansion Award. Mr. Timothy Haffner made the motion and Mr. Jerry Henry seconded it. The motion carried.

7. AIRPORT AUTHORITY PRESENTATION SCHOLARSHIP AWARD;

Mr. Hinderman addressed the Board stating that the Airport Authority would be presenting a scholarship in memory of Mayor Tom Henry and his enduring legacy of service, leadership, and love for our community and that they were proud to partner with Jerry Henry to honor the mayor's legacy.

Out of 17 applicants, Makenna Young was chosen as the recipient of the Mayor Tom Henry Memorial Scholarship. Makenna is a 2025 graduate of Leo Jr/Sr High School and is currently attending Indiana State University majoring in Legal Studies. Makenna has been extremely active in her church through mission work and children's ministry. She was also a member of National Honors Society and the Leo track team. Through Makenna's letter of recommendation and her personal essay, her commitment and embodiment of servant leadership was evident, and we know she will honor the legacy of the late Mayor Henry well. In addition to the scholarship funds from the Airport Authority, Jerry Henry has graciously agreed to match scholarship funds, providing Makenna with a total scholarship of \$6,000.

Ms. Young thanked the Airport Authority and the Henry family for this amazing opportunity and stated she was extremely blessed and thankful to be chosen for this scholarship. She went on to say that her passion for leadership is greatly inspired by her mother and is grateful to everything her mother has contributed to her. A round of applause followed with the Board and Staff congratulating her on this one-of-a-kind scholarship.

8. AIRCRAFT MAINTENANCE SERVICE PROVIDER UPDATE

Our long-term lease with Premier Avionics and Maintenance Facility expires at the end of this month. The aircraft maintenance and repair services provider request for proposal was issued October 22nd. Beyond public notice, 14 companies known in the business were directly contacted advising of the opportunity. However, only one company submitted a proposal and that was Sweet

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Aviation. Staff evaluated the proposal and recommended moving towards finalization of a lease agreement with Sweet Aviation. Upon completion, Staff will present the lease agreement for Board approval in early 2026 for an expected May 2026 start date.

Mr. Sturges asked for a motion to approve the Aircraft Maintenance Service Provider to Sweet Aviation. Mr. Timothy Haffner made the motion and Ms. Kimberly Grannan seconded it. The motion carried.

9. OTHER BUSINESS

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

10. ADJOURNMENT

Mr. Sturges then adjourned the December 18, 2025, Regular Session Board Meeting at 10:20 a.m.

EXECUTIVE SESSION:

An Executive Session was held prior to the regular session board meeting on November 17, 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:

Mr. Barry Sturges, President; present
Kimberly Grannan, Vice President; present
Timothy T. Haffner, Secretary; present
Jerome F. (Jerry) Henry, Jr., Member; present
Réna Bradley, Member; present
Ramadan Abdul-Azeez, Member; present
Mr. Michael Deam, present
Mr. Scott Hinderman; present
Mr. Joe Marana; present
Mr. Ryan Bauer; present
Mr. Doug Robertson, present
Ms. Annie Hoffmeier; present
**Electronic participation*

By signing the minutes of the December 18, 2025, board meeting, it is hereby certified that nothing other than the topics, as noted above, were discussed during the Executive Session.

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Signatures on file

Mr. Barry Sturges
Board President

Mr. Timothy Haffner
Board Secretary