



Land use and development consultants recommended to study airport properties

Board approves recommendation for contract negotiations with Landrum & Brown, a well-regarded firm in airport planning for cities around the world

INDIANAPOLIS—At its monthly meeting today, Indianapolis Airport Authority (IAA) board approved staff's recommendation to engage Landrum & Brown, a consulting firm focusing on airport planning and environmental needs of the commercial aviation industry.

The company has offices in Cincinnati, Los Angeles, Chicago, Kansas City, Boston, Hong Kong, and Melbourne, Australia.

The board's approval of the recommendation will pave the way for airport staff to begin negotiating a defined scope of work and the contractual terms for the project, including the final cost for the study.

PROJECT HISTORY & CRITERIA TO DATE

The recommendation to engage Landrum & Brown is the culmination of work that began in August of 2009, when IAA issued a request for qualifications (RFQ) and expressions of interest from firms who could assist the authority in identifying the best uses for airport property, including the old airport and the property along the High School Road corridor on the west side of the city, as well as the airport's five general aviation airports.

A land use committee (LUC) comprised of airport executives, directors, and staff was established to review responses to the RFQ. Members of the committee also include Don Welsh, president and CEO of the Indianapolis Convention & Visitors Association and Scott Miller, president and CEO of Indiana Economic Development, Inc.

Fourteen (14) responses to the RFQ were received. The LUC ranked and scored each response in a matrix format on more than a dozen different factors, including:

- Demonstrated understanding of unique challenges to airport development, including potential environmental issues
- Knowledge of potential for public-private incentives and opportunities
- Examples of potential development strategies
- Demonstrated aviation experience and knowledge of aviation requirements, including that specific to Indiana

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- Previous airport utilization projects with emphasis minimizing or eliminating constraints to airport growth
- Examples of acceptable rates of return and airport uses that support local and regional economic development and job creation

On the basis of these rankings, seven (7) firms were identified for on-site presentations to the LUC and other key airport executives in January.

During these presentations, respondents provided a thorough plan for discussion and review. Plans included key components such as:

- Demonstrated knowledge of local and regional real estate markets and market assessment for all IAA land
- Defined plan for engaging key stakeholders in the community, including governmental and regulatory agencies at local, state, and federal levels as well as major civic organizations engaged in tourism and economic development
- Viable suggestions and recommendations for reuse of old airport property, including High School Road and Minnesota Street corridors
- Demonstrated experience with implementation of project plans, including those for international airports (i.e., those outside the U.S.)
- Inclusion of plans for general aviation airports in the IAA system
- Logical and feasible timeline
- Inclusion of other project partners with valuable expertise, including those with MBE and WBE certification, on the overall project team

According to Marsha Stone, IAA's chief financial officer, the proposal and plan put forth by the Landrum & Brown team ranked first in 14 of the 17 overall categories as scored by the LUC.

"The experience represented within Landrum & Brown's team with airports from Chicago to Shanghai, their understanding of the economic development clusters like life sciences, logistics, and motorsports in central Indiana, and their in-depth knowledge of FAA regulations as well as significant experience with our land program, made them outstanding candidates for this very important airport initiative," Stone explained.

Included on Landrum & Brown's proposed project team are Colliers Turley Martin Tucker, RW Armstrong, Unison Consulting, Inc., Aerofinity, and Taft Stettinius & Hollister. As the project scope is further defined, additional expertise may be added to the team.

NEXT STEPS & PROJECT SCOPE

The LUC and key IAA staff will begin negotiating the contract scope and terms with the Landrum & Brown (L&B) team and bring a final contract before the IAA board for its approval on March 19. This contract will define specific deliverables expected to include:

- Review of federal regulations that will impact and restrict IAA's land use possibilities and ancillary assessments of utilities, soil and topographic conditions, roadway infrastructure, etc.

- Identification of potential environmental issues that could impact development
- Market assessment of all IAA land and assessment of surrounding land use and development opportunities correlating to identified regional economic development growth clusters
- Recommendations for highest and best use of all IAA properties, including reuse of old airport corridor and five general aviation facilities
- Potential for public-private partnerships, job retention, and job creation
- Further definition of an aerotropolis concept for Indianapolis International Airport

A tentative timeline, subject to change and revision as the project moves forward, is as follows:

March 19	<i>Scope completion and final contract complete</i>
June 30	<i>Document consolidation and research complete</i>
July 30	<i>Outcome of aviation vs. non-aviation usages complete</i>
August 30	<i>Thirty (30) percent of project complete</i>
October 31	<i>Sixty (60) percent of project complete</i>
Nov. 30	<i>Ninety (90) percent of project complete</i>
Dec. 17	<i>Project 100 percent complete with final presentation to board</i>

Communication throughout the process will be key. Community stakeholders will be fully informed and engaged throughout the months ahead, including local and state governmental entities, civic groups, local residents, and others. This communication will take many forms, including briefing meetings and direct outreach.

More information about the project will be released throughout the rest of 2010.

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