

**OFFICIAL STATEMENT DATED MAY 6, 2025****NEW ISSUE  
Book-Entry-Only****RATINGS: Moody's: A1 (Stable); Fitch: A+ (Stable)**  
See "RATINGS" herein

In the opinion of Ice Miller LLP ("*Bond Counsel*"), under existing federal statutes, decisions, regulations and rulings, interest on the 2025B-1 and 2025B-2 Bond Bank Bonds (hereinafter defined) is excludable from gross income under Section 103 of the Internal Revenue Code of 1986, as amended to the date hereof (the "*Code*") for federal income tax purposes, except for interest on any 2025B-2 Bond Bank Bond for any period during which such 2025B-2 Bond Bank Bond is held by a person who is a "substantial user" of the facilities financed or refinanced with the proceeds of the 2025B-2 Bond Bank Bonds or a "related person" as defined in Section 147(a) of the Code. Interest on the 2025B-1 Bond Bank Bonds is not a specific preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-2 Bond Bank Bonds is an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-1 and 2025B-2 Bond Bank Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. Such opinion is conditioned on continuing compliance with the Tax Covenants (as hereinafter defined). The interest on the 2025B-3 Bond Bank Bonds is not excludable from gross income under the Code. In the opinion of Bond Counsel, under existing laws, regulations, judicial decisions and rulings, interest on the 2025B Bond Bank Bonds is exempt from income taxation in the State of Indiana, for all purposes. See "TAX MATTERS" and "APPENDIX B—FORM OF BOND COUNSEL OPINION" herein.



**\$293,625,000**  
**THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK**  
**BONDS, SERIES 2025B**  
**(Indianapolis Airport Authority Project)**



Indianapolis Airport Authority

**\$157,655,000**  
**2025B-1**  
**(Non-AMT)**

**\$125,605,000**  
**2025B-2**  
**(AMT)**

**\$10,365,000**  
**2025B-3**  
**(Federally Taxable)**

**Dated: Date of Delivery****Due: As Shown on the Inside Cover**

The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B (Indianapolis Airport Authority Project), consisting of the Series 2025B-1 Bonds (Non-AMT) (the "*2025B-1 Bond Bank Bonds*"), the Series 2025B-2 Bonds (AMT) (the "*2025B-2 Bond Bank Bonds*") and the Series 2025B-3 Bonds (Federally Taxable) (the "*2025B-3 Bond Bank Bonds*"), and collectively, with the 2025B-1 Bond Bank Bonds and the 2025B-2 Bond Bank Bonds, the "*2025B Bond Bank Bonds*", will be dated the date of delivery, and will bear interest from that date to their respective maturities in the amounts and at the rates set forth on the inside cover hereof. The 2025B Bond Bank Bonds are issuable only as fully registered bonds in denominations of \$5,000 or any integral multiple thereof. The 2025B Bond Bank Bonds will initially be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("*DTC*"), securities depository for the 2025B Bond Bank Bonds. Purchases of beneficial interests in the 2025B Bond Bank Bonds are to be made in book entry-only form. Purchasers will not receive certificates representing their beneficial ownership interests in the 2025B Bond Bank Bonds. See "APPENDIX E—BOOK-ENTRY-ONLY SYSTEM." Interest on the 2025B Bond Bank Bonds will accrue from the date of their delivery and will be payable on January 1 and July 1 of each year, commencing January 1, 2026. Interest, together with the principal of and premium, if any, on the 2025B Bond Bank Bonds will be paid directly to DTC by The Bank of New York Mellon Trust Company, N.A., as trustee (the "*Bond Bank Trustee*") under the Indenture, as defined and described herein, so long as DTC or its nominee is the registered owner of the 2025B Bond Bank Bonds. See "THE 2025B BOND BANK BONDS."

The 2025B Bond Bank Bonds have been authorized pursuant to Resolution No. 1-2025 of The Indianapolis Local Public Improvement Bond Bank (the "*Bond Bank*") and will be issued by the Bond Bank pursuant to a Trust Indenture dated as of May 1, 2025, as it may be supplemented and amended from time to time, by and between the Bond Bank and the Bond Bank Trustee (collectively, the "*Indenture*") for the principal purposes of refunding the Prior Bond Bank Bonds (as defined below) and purchasing or exchanging the corresponding Indianapolis Airport Authority Revenue Bonds, Series 2025A-1 (Non-AMT) (the "*2025A-1 Authority Bonds*"), the Indianapolis Airport Authority Revenue Bonds, Series 2025A-2 (AMT) (the "*2025A-2 Authority Bonds*") and the Indianapolis Airport Authority Revenue Bonds, Series 2025A-3 (Federally Taxable) (the "*2025A-3 Authority Bonds*"), and collectively with the 2025A-1 Authority Bonds and the 2025A-2 Authority Bonds, the "*2025A Authority Bonds*". The 2025A Authority Bonds have been authorized by the Authority Board pursuant to General Ordinance No. 05-2014, as supplemented and amended from time to time (the "*Authority Bond Ordinance*"), including as supplemented by the General Ordinance No. 04-2024, as subsequently amended (the "*2024 Ordinance*"), Official Action BP2025-02-06 Action #1 approving the Airport Hotel adopted by the Authority Board on February 21, 2025 and Ordinance No. 01-2025 (the "*2025 Amendatory Ordinance*") and collectively with the 2024 Ordinance, the "*2025 Supplemental Ordinance*") adopted at the April 18, 2025 Authority Board meeting. The 2025A Authority Bonds will be purchased by or exchanged with the Bond Bank and will be held by the Bond Bank to secure the 2025B Bond Bank Bonds. See "SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS." The 2025A Authority Bonds will be issued for the principal purposes of: (a) exchanging a portion of the 2025A-2 Authority Bonds for a portion of the Indianapolis Airport Authority Refunding Revenue Bonds, Series 2015A (such portion, the "*Prior Authority Bonds*") held by the Bond Bank as security for the Prior Bond Bank Bonds, together with certain other funds of the Indianapolis Airport Authority (the "*Authority*" or "IAA"), in connection with the refunding of a portion of the currently outstanding The Indianapolis Local Public Improvement Refunding Bonds, Series 2015I (Indianapolis Airport Authority Project) (AMT) (such portion, the "*Prior Bond Bank Bonds*" or the "*Refunded Series 2015I Bond Bank Bonds*") and (b) providing funds to (1) finance the cost of various airport projects, including acquiring, constructing and/or installing a new 253 room full-service airport hotel (the "*Airport Hotel*" or "*Hotel*") to support and service the Airport System and certain other new capital projects at the Indianapolis International Airport (the "*Airport*") identified in the 2025-2029 CIP (hereinafter defined) (collectively, the "*Authorized Airport Projects*"); (2) fund one or more Authority Reserve Accounts; (3) pay costs of issuance related to the 2025A Authority Bonds and the corresponding 2025B Bond Bank Bonds (as hereafter defined); (4) pay capitalized interest until completion of any Authorized Airport Projects; (5) fund any other purpose to be financed under the Act and the Authority Bond Ordinance (as defined in Appendix D hereto); and (6) reimburse expenditures paid by the Authority for the Authorized Airport Projects prior to the issuance of the 2025A Authority Bonds.

**THE 2025B BOND BANK BONDS ARE LIMITED OBLIGATIONS OF THE BOND BANK PAYABLE SOLELY OUT OF THE REVENUES AND FUNDS OF THE BOND BANK PLEDGED THEREFOR UNDER THE INDENTURE (AS MORE FULLY DESCRIBED HEREIN). THE 2025B BOND BANK BONDS DO NOT CONSTITUTE A DEBT, LIABILITY OR LOAN OF THE CREDIT OF THE STATE OF INDIANA (the "STATE") OR ANY POLITICAL SUBDIVISION THEREOF, THE CITY OF INDIANAPOLIS, INDIANA (the "CITY"), MARION COUNTY, INDIANA (the "COUNTY"), THE AUTHORITY OR ANY OTHER QUALIFIED ENTITY (AS DEFINED HEREIN) UNDER THE CONSTITUTION AND THE LAWS OF THE STATE OR A PLEDGE OF THE FAITH, CREDIT AND TAXING POWER OF THE STATE OR ANY POLITICAL SUBDIVISION THEREOF, THE CITY, THE COUNTY OR ANY QUALIFIED ENTITY, INCLUDING THE AUTHORITY. THE SOURCES OF PAYMENT OF, AND SECURITY FOR, THE 2025B BOND BANK BONDS ARE MORE FULLY DESCRIBED HEREIN. THE BOND BANK HAS NO TAXING POWER. SEE "SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS."**

The detailed maturity schedules for the 2025B Bond Bank Bonds are set forth on the inside cover of this Official Statement. This cover page contains information for quick reference only and is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to making an informed investment decision.

The 2025B Bond Bank Bonds are offered when, as and if issued by the Bond Bank and received by the Underwriters listed below (collectively, the "*Underwriters*") and subject to prior sale, to withdrawal or modification of the offer without notice, and to the approval of legality by Ice Miller LLP, Indianapolis, Indiana, Bond Counsel. Certain legal matters will be passed on by Deputy General Counsel to the Bond Bank; by General Counsel of the Authority; by Frost Brown Todd LLP, Indianapolis, Indiana, as disclosure counsel to the Bond Bank and the Authority; and by Dinsmore and Shohl LLP, Indianapolis, Indiana, as counsel to the Underwriters. Frasca & Associates, LLC is the municipal advisor to the Authority and Sycamore Advisors LLC is the municipal advisor to the Bond Bank. It is expected that the 2025B Bond Bank Bonds will be available for delivery through the facilities of DTC in New York, New York, on or about May 21, 2025.

**Barclays**  
**Cabrera Capital Markets LLC**

**Siebert Williams Shank**  
**Piper Sandler & Co.**

**\$293,625,000**  
**THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK BONDS, SERIES 2025B**  
**(INDIANAPOLIS AIRPORT AUTHORITY PROJECT)**

**MATURITY SCHEDULES**

**\$157,655,000**  
**2025B-1 Bond Bank Bonds (Non-AMT)**

| <b>Maturity</b> | <b>Principal Amount (\$)</b> | <b>Interest Rate</b> | <b>Yield</b>        | <b>CUSIP<sup>(1)</sup><br/>(45528V)</b> |
|-----------------|------------------------------|----------------------|---------------------|-----------------------------------------|
| 1/1/2031        | \$480,000                    | 5.000%               | 3.290%              | FA2                                     |
| 1/1/2032        | 955,000                      | 5.000%               | 3.320%              | FB0                                     |
| 1/1/2033        | 830,000                      | 5.000%               | 3.420%              | FC8                                     |
| 1/1/2034        | 825,000                      | 5.000%               | 3.520%              | FD6                                     |
| 1/1/2035        | 1,140,000                    | 5.000%               | 3.630%              | FE4                                     |
| 1/1/2036        | 1,475,000                    | 5.000%               | 3.760% <sup>c</sup> | FF1                                     |
| 1/1/2037        | 1,865,000                    | 5.000%               | 3.860% <sup>c</sup> | FG9                                     |
| 1/1/2038        | 2,225,000                    | 5.000%               | 3.930% <sup>c</sup> | FH7                                     |
| 1/1/2039        | 2,645,000                    | 5.000%               | 3.990% <sup>c</sup> | FJ3                                     |
| 1/1/2040        | 2,775,000                    | 5.000%               | 4.100% <sup>c</sup> | FK0                                     |
| 1/1/2041        | 2,915,000                    | 5.000%               | 4.230% <sup>c</sup> | FL8                                     |
| 1/1/2042        | 3,060,000                    | 5.000%               | 4.370% <sup>c</sup> | FM6                                     |
| 1/1/2043        | 3,215,000                    | 5.000%               | 4.500% <sup>c</sup> | FN4                                     |
| 1/1/2044        | 3,375,000                    | 5.000%               | 4.580% <sup>c</sup> | FP9                                     |
| 1/1/2045        | 3,545,000                    | 5.000%               | 4.640% <sup>c</sup> | FQ7                                     |

\$20,660,000 5.250% Term Bond due January 1, 2050, (CUSIP: 45528VFR5) – Yield 4.800% Priced at the stated yield to the first optional call redemption of January 1, 2035.

\$105,670,000 5.250% Term Bond due January 1, 2055, (CUSIP: 45528VFS3) – Yield 4.900% Priced at the stated yield to the first optional call redemption of January 1, 2035.

<sup>(1)</sup> Copyright 2025, CUSIP Global Services. CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services (“CGS”). CGS is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. The CUSIP numbers listed are being provided solely for the convenience of the holders only at the time of issuance of the 2025B Bond Bank Bonds and neither the Bond Bank nor the Underwriters make any representations with respect to such numbers or undertake any responsibility for their accuracy now or at any time in the future. The CUSIP number for a specific maturity is subject to being changed after the issuance of the 2025B Bond Bank Bonds as a result of various subsequent actions, including, but not limited to, the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the 2025B Bond Bank Bonds.

**\$125,605,000**  
**2025B-2 Bond Bank Bonds (AMT)**

| <b>Maturity</b> | <b>Principal Amount (\$)</b> | <b>Interest Rate</b> | <b>Yield</b>        | <b>CUSIP<sup>(1)</sup><br/>(45528V)</b> |
|-----------------|------------------------------|----------------------|---------------------|-----------------------------------------|
| 1/1/2028        | \$18,955,000                 | 5.000%               | 3.750%              | FT1                                     |
| 1/1/2029        | 16,455,000                   | 5.000%               | 3.800%              | FU8                                     |
| 1/1/2030        | 17,310,000                   | 5.000%               | 3.900%              | FV6                                     |
| 1/1/2031        | 18,220,000                   | 5.000%               | 3.980%              | FW4                                     |
| 1/1/2032        | 19,165,000                   | 5.000%               | 4.050%              | FX2                                     |
| 1/1/2033        | 20,165,000                   | 5.000%               | 4.090%              | FY0                                     |
| 1/1/2034        | 1,055,000                    | 5.000%               | 4.270%              | FZ7                                     |
| 1/1/2035        | 1,110,000                    | 5.000%               | 4.360%              | GA1                                     |
| 1/1/2036        | 455,000                      | 5.000%               | 4.460% <sup>c</sup> | GB9                                     |
| 1/1/2037        | 475,000                      | 5.000%               | 4.540% <sup>c</sup> | GC7                                     |
| 1/1/2038        | 500,000                      | 5.000%               | 4.610% <sup>c</sup> | GD5                                     |
| 1/1/2039        | 525,000                      | 5.000%               | 4.690% <sup>c</sup> | GE3                                     |
| 1/1/2040        | 550,000                      | 5.000%               | 4.800% <sup>c</sup> | GF0                                     |

\$3,210,000 5.250% Term Bond due January 1, 2045, (CUSIP: 45528VGG8) – Yield 5.000% Priced at the stated yield to the first optional call redemption of January 1, 2035.

\$3,250,000 5.500% Term Bond due January 1, 2050, (CUSIP: 45528VGH6) – Yield 5.090% Priced at the stated yield to the first optional call redemption of January 1, 2035.

\$4,205,000 5.000% Term Bond due January 1, 2055, (CUSIP: 45528VGJ2) – Yield 5.230%.

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**\$10,365,000**  
**2025B-3 Bond Bank Bonds (Federally Taxable)**

| <b>Maturity</b> | <b>Principal Amount (\$)</b> | <b>Interest Rate</b> | <b>Yield</b> | <b>CUSIP<sup>(1)</sup><br/>(45528V)</b> |
|-----------------|------------------------------|----------------------|--------------|-----------------------------------------|
| 1/1/2027        | \$335,000                    | 4.531%               | 4.531%       | EK1                                     |
| 1/1/2028        | 350,000                      | 4.572%               | 4.572%       | EL9                                     |
| 1/1/2029        | 365,000                      | 4.707%               | 4.707%       | EM7                                     |
| 1/1/2030        | 380,000                      | 4.807%               | 4.807%       | EN5                                     |
| 1/1/2031        | 400,000                      | 5.012%               | 5.012%       | EP0                                     |
| 1/1/2032        | 420,000                      | 5.112%               | 5.112%       | EQ8                                     |
| 1/1/2033        | 440,000                      | 5.231%               | 5.231%       | ER6                                     |
| 1/1/2034        | 465,000                      | 5.301%               | 5.301%       | ES4                                     |
| 1/1/2035        | 490,000                      | 5.401%               | 5.401%       | ET2                                     |
| 1/1/2036        | 515,000                      | 5.511%               | 5.511%       | EU9                                     |
| 1/1/2037        | 545,000                      | 5.611%               | 5.611%       | EV7                                     |
| 1/1/2038        | 575,000                      | 5.681%               | 5.681%       | EW5                                     |
| 1/1/2039        | 610,000                      | 5.751%               | 5.751%       | EX3                                     |
| 1/1/2040        | 640,000                      | 5.811%               | 5.811%       | EY1                                     |

\$3,835,000 6.031% Term Bond due January 1, 2045, (CUSIP: 45528VEZ8) – Yield 6.031%

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## USE OF INFORMATION IN THIS OFFICIAL STATEMENT

No dealer, salesperson, or other person has been authorized by the Bond Bank, the City, the Authority or the Underwriters to give any information or to make any representations other than those contained in this Official Statement in connection with the offering of the 2025B Bond Bank Bonds, and if given or made, such information or representations must not be relied upon as having been authorized by the Bond Bank, the City, the Authority or the Underwriters. This Official Statement, which includes the cover page and the appendices, does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the 2025B Bond Bank Bonds by any person, in any jurisdiction in which it is unlawful for such persons to make such offer, solicitation, or sale.

The information set forth in this Official Statement has been obtained from the Bond Bank, the City, the Authority and from the sources referenced throughout this Official Statement, which the Bond Bank, the City, and the Authority believe to be reliable. No guarantee is made by the Bond Bank, the City and the Authority, however, as to the accuracy of information provided from sources other than the Bond Bank, the City and the Authority. The information, estimates, and expressions of opinion contained in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement nor any statement nor any sale of the 2025B Bond Bank Bonds shall, under any circumstances, create any implication that there has been no change in the affairs of the Bond Bank, the City or the Authority, or in the information, estimates, or opinions set forth herein, since the date of this Official Statement.

The Underwriters have provided the following sentence for inclusion in this Official Statement. The Underwriters have reviewed the information in this Official Statement in accordance with, and as a part of, their respective responsibilities under the federal securities laws as applied to the facts and circumstances of this transaction and reasonably believe such information to be accurate and complete, but the Underwriters do not guarantee the accuracy or completeness of such information, and it is not to be construed as the promise or guarantee of the Underwriters.

THE COVER PAGE HEREOF CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. THE COVER PAGE IS NOT A SUMMARY OF THE 2025B BOND BANK BONDS. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT INCLUDING ALL APPENDICES ATTACHED HERETO TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

**THE 2025B BOND BANK BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED. IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE BOND BANK, THE CITY, THE AUTHORITY, AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THE 2025B BOND BANK BONDS HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE. SEE “RISKS AND OTHER INVESTMENT CONSIDERATIONS.”**

The statements contained in this Official Statement, including the Appendices, and any other information provided by the Bond Bank, the City or the Authority, that are not purely historical, are forward looking statements. The forward looking statements herein are based on various assumptions and estimates, and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties, including customers, suppliers, business partners and competitors, and legislative, judicial and other governmental authorities and officials. Assumptions relating to the foregoing involve judgments with respect to, among other things, future economic, competitive and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and, therefore, there can be no assurance that the forward-looking statements contained in this Official Statement would prove to be accurate.

Readers should not place undue reliance on forward-looking statements. All forward looking statements included in this Official Statement are based on information available to the Bond Bank, the City or the Authority on the date hereof, and the Bond Bank, the City and the Authority assume no obligation to update any such forward looking statements.

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## OFFICIAL STATEMENT SUMMARY

This Official Statement Summary is subject in all respects to more complete information contained in this Official Statement and should not be considered a complete statement of the facts material to making an investment decision. The offering of the 2025B Bond Bank Bonds to potential investors is made only by means of the entire Official Statement. Capitalized terms not otherwise defined herein shall have the meanings as set forth in the Official Statement.

**The Bond Bank**..... The Indianapolis Local Public Improvement Bond Bank.

**Issue and Date**.....\$293,625,000 The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B (Indianapolis Airport Authority Project), consisting of the: (i) \$157,655,000 Series 2025B-1 Bonds (Non-AMT) (the “2025B-1 Bond Bank Bonds”), (ii) \$125,605,000 Series 2025B-2 Bonds (AMT) (the “2025B-2 Bond Bank Bonds”), and (iii) \$10,365,000 Series 2025B-3 Bonds (Federally Taxable) (the “2025B-3 Bond Bank Bonds”, and collectively, with the 2025B-1 Bond Bank Bonds and the 2025B-2 Bond Bank Bonds, the “2025B Bond Bank Bonds”), will be limited obligations of the Bond Bank payable solely out of revenues and funds pledged for the 2025B Bond Bank Bonds pursuant to the Indenture (as hereafter defined). The 2025B Bond Bank Bonds will be dated the date of delivery.

**Purposes of Issue**.....The 2025B Bond Bank Bonds will be issued by the Bond Bank pursuant to a Trust Indenture dated as of May 1, 2025, as it may be supplemented and amended from time to time, by and between the Bond Bank and The Bank of New York Mellon Trust Company, N.A. (the “Bond Bank Trustee”) (collectively, the “Indenture”) for the principal purposes of refunding the Prior Bond Bank Bonds (defined below) and purchasing or exchanging the Indianapolis Airport Authority Revenue Bonds, Series 2025A-1 (Non-AMT) (the “2025A-1 Authority Bonds”), Indianapolis Airport Authority Revenue Bonds, Series 2025A-2 (AMT) (the “2025A-2 Authority Bonds”) and Indianapolis Airport Authority Revenue Bonds, Series 2025A-3 (Federally Taxable) (the “2025A-3 Authority Bonds”, and collectively with the 2025A-1 Authority Bonds and the 2025A-2 Authority Bonds, the “2025A Authority Bonds”). The 2025A Authority Bonds will be issued for the principal purposes of: (a) exchanging a portion of the 2025A-2 Authority Bonds for a portion of the Indianapolis Airport Authority Refunding Revenue Bonds, Series 2015A (such portion exchanged, the “Prior Authority Bonds”) held by the Bond Bank as security for the Prior Bond Bank Bonds, together with certain other funds of the Authority, in connection with the refunding of a portion of the currently outstanding The Indianapolis Local Public Improvement Refunding Bonds, Series 2015I (Indianapolis Airport Authority Project) (AMT) (such portion refunded, the “Prior Bond Bank Bonds” or the “Refunded Series 2015I Bond Bank Bonds”) and (b) providing funds to (1) finance the cost of various airport projects, including acquiring, constructing and/or installing a new 253 room full-service airport hotel (the “Airport Hotel” or “Hotel”) to support and service the Airport System and certain other new capital projects at the Indianapolis International Airport (the “Airport”) identified in the 2025-2029 CIP (hereinafter defined) (collectively, the “Authorized Airport Projects”); (2) fund one or more Authority Reserve Accounts; (3) pay costs of issuance related to the 2025A Authority Bonds and the corresponding 2025B Bond Bank Bonds (as hereafter defined); (4) pay capitalized interest until completion of any Authorized Airport Projects; (5) fund any other purpose to be financed under the Act and the Airport Authority Ordinance; and (6) reimburse expenditures paid by the Authority for the Authorized Airport Projects prior to the issuance of the 2025A Authority Bonds. The 2025A Authority Bonds have been authorized by the Authority Board pursuant to the Authority Bond Ordinance, as supplemented and amended from time to time, including as supplemented by the General Ordinance No. 04-2024 (the “2024 Ordinance”), Official Action BP2025-02-06 Action #1 approving the Airport Hotel adopted by the Authority Board on February 21, 2025 and General Ordinance No. 01-2025 (the “2025 Amendatory Ordinance”) adopted at the April 18, 2025 Authority Board meeting (collectively with the 2024 Ordinance, the “2025 Supplemental Ordinance”), and will be purchased by or exchanged with the Bond Bank and

will be held by the Bond Bank to secure the 2025B Bond Bank Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS.”

**Report of the**

**Airport Consultant**.....See Appendix C.

**Amounts and Maturities**.....See tables on inside cover pages.

**Interest Payment Dates**.....January 1 and July 1 of each year commencing January 1, 2026.

**Security for Payment**.....The 2025B Bond Bank Bonds will be secured by a pledge of, and lien on, the corresponding 2025A Authority Bonds and all payments and earnings thereon, as well as all Funds and Accounts established by the Indenture and proceeds thereof. The 2025A Authority Bonds will be secured by a lien on certain “Net Revenues” of the “Airport System” of the Authority, on a parity with the remaining Series 2015A Authority Bonds, the Series 2016A-1 and 2016A-2 Authority Bonds (collectively the “Series 2016A Authority Bonds”), the Series 2019A SRF Authority Bonds, the Series 2019B Authority Bonds, the Series 2019C-1 and 2019C-2 Authority Bonds (collectively, the Series 2019C Authority Bonds”), the Series 2019D SRF Authority Bonds, the Series 2022A Authority Bonds, the Series 2022B-1, 2022B-2 and 2022B-3 Authority Bonds (collectively, the “Series 2022B Authority Bonds”), the Series 2023A Authority Bonds and the Series 2023B-1 and 2023B-2 Authority Bonds (collectively, the “Series 2023B Bonds”) (the Series 2015A Authority Bonds, the Series 2016A Authority Bonds, the Series 2019A SRF Authority Bonds, the Series 2019B Authority Bonds, the Series 2019C Authority Bonds, the 2019D SRF Authority Bonds, Series 2022A Authority Bonds, the Series 2022B Authority Bonds, the Series 2023A Authority Bonds and the Series 2023B Authority Bonds are collectively referred to as the “*Outstanding Authority Bonds*”), which Net Revenues, are required to be set aside for and pledged to the payment of Revenue Bonds outstanding under the Ordinance in the Revenue Bond Interest and Principal Fund. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS—Pledge of 2025A Authority Bonds and Payments Thereon”. Each Series of the 2025A Authority Bonds is also secured by a separate account of the Revenue Bond Reserve Fund. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Revenue Bond Reserve Fund.”

**Outstanding Authority**

**Revenue Bonds**.....As of March 31, 2025, the Authority had \$933,028,658 principal amount of Outstanding Authority Bonds that are secured by Net Revenues of the Airport System (as defined herein) on a parity basis, including the Prior Authority Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Outstanding Authority Bonds and 2025A Authority Bonds.”

**Additional Authority Bonds**.....The Authority may issue Additional Authority Bonds on a parity with the 2025A Authority Bonds with respect to the lien on Net Revenues of the Airport System, except with respect to the Revenue Bond Reserve Fund, subject to certain conditions set forth in the Authority Bond Ordinance. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Outstanding Authority Bonds and 2025A Authority Bonds” and “-Additional Bonds.”

**Redemption**.....The 2025B Bond Bank Bonds (and the corresponding 2025A Authority Bonds) are subject to redemption prior to maturity. See “FINANCING PLAN” and “THE 2025B BOND BANK BONDS – Redemption.”

**Paying Agent**.....Principal of and interest on the 2025B Bond Bank Bonds will be paid by The Bank of New York Mellon Trust Company, N.A., as Trustee and Registrar and Paying Agent.

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Investment Considerations</b> ..... | For discussion of investment considerations for the 2025B Bond Bank Bonds and the 2025A Authority Bonds see “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS” and “RISKS AND OTHER INVESTMENT CONSIDERATIONS.”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Ratings</b> .....                   | Moody’s and Fitch have assigned a rating of A1 and A <sup>+</sup> , respectively, each with a stable outlook, to the 2025B Bond Bank Bonds. See “RATINGS.”                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Tax Status of Interest</b> .....    | Under existing federal statutes, decisions, regulations, and rulings, interest on the 2025B-1 and 2025B-2 Bond Bank Bonds (hereinafter defined) is excludable from gross income under Section 103 of the Internal Revenue Code of 1986, as amended to the date hereof (the “Code”) for federal income tax purposes, except for interest on any 2025B-2 Bond Bank Bond for any period during which such 2025B-2 Bond Bank Bond is held by a person who is a “substantial user” of the facilities financed or refinanced with the proceeds of the 2025B-2 Bond Bank Bonds or a “related person” as defined in Section 147(a) of the Code. Interest on the 2025B-1 Bond Bank Bonds is not a specific preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-2 Bond Bank Bonds is an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-1 and 2025B-2 Bond Bank Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. Such excludability is conditioned on continuing compliance with the Tax Covenants (as hereinafter defined). Interest on the 2025B-3 Bond Bank Bonds is NOT excludable from gross income under the Code. In the opinion of Bond Counsel, under existing laws, regulations, judicial decisions and rulings, interest on the 2025B Bond Bank Bonds is exempt from income taxation in the State of Indiana, for all purposes. See “TAX MATTERS” and “APPENDIX B—FORM OF BOND COUNSEL OPINION” herein. |
| <b>Trustee</b> .....                   | The Bank of New York Mellon Trust Company, N.A. has been named by the Bond Bank to act as trustee under the Indenture for the Series 2025B Bond Bank Bonds and also serves as the trustee for the 2025A Authority Bonds under the Authority Bond Ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Bond Counsel</b> .....              | Ice Miller LLP, Indianapolis, Indiana, will act as Bond Counsel for the Bond Bank and the Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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**THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK**

**BOARD OF DIRECTORS**

Norman Gurwitz, Chairperson  
Michael Carter, Vice Chairperson  
Marlene Dotson  
Melody Park  
Frank Short

Joseph Glass, Executive Director and General Counsel

**INDIANAPOLIS AIRPORT AUTHORITY**

**BOARD OF DIRECTORS**

Barbara Glass, President  
Steven C. Dillinger, Vice President  
Mamon Powers, III, Secretary  
Tamika Catchings, Member  
Brett Voorhies, Member  
Jeff Gaither, Member  
Ryan Goodwin, Member  
Toby McClamroch, Member  
Kurt Schleter, Member  
Duane Gibbs, Member  
Eric Dozier, Member

Mario Rodriguez, Executive Director

**BOND COUNSEL**

Ice Miller LLP  
Indianapolis, Indiana

**DISCLOSURE COUNSEL**

Frost Brown Todd LLP  
Indianapolis, Indiana

**MUNICIPAL ADVISOR TO BOND BANK**

Sycamore Advisors LLC  
Indianapolis, Indiana

**MUNICIPAL ADVISOR TO AUTHORITY**

Frasca & Associates, LLC  
New York, New York

**AIRPORT CONSULTANT**

Landrum & Brown, Incorporated  
Cincinnati, Ohio

**BOND BANK AND AUTHORITY TRUSTEE**

The Bank of New York Mellon Trust Company, N.A.  
Indianapolis, Indiana

**UNDERWRITERS' COUNSEL**

Dinsmore & Shohl LLP  
Indianapolis, Indiana

\$293,625,000

**THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK  
BONDS, SERIES 2025B  
(Indianapolis Airport Authority Project)**

**\$157,655,000**  
**2025B-1**  
**(Non-AMT)**

**\$125,605,000**  
**2025B-2**  
**(AMT)**

**\$10,365,000**  
**2025B-3**  
**(Federally Taxable)**

**INTRODUCTION**

**General**

The purpose of this Official Statement, including the cover page, the inside cover page, the official statement summary, other preliminary pages and the appendices, is to provide certain information in connection with the issuance and sale by The Indianapolis Local Public Improvement Bond Bank (the “*Bond Bank*”) of its \$293,625,000 aggregate principal amount of Bonds, Series 2025B (Indianapolis Airport Authority Project), consisting of its: (i) \$157,655,000 Series 2025B-1 Bonds (Non-AMT) (the “*2025B-1 Bond Bank Bonds*”), (ii) \$125,605,000 Series 2025B-2 Bonds (AMT) (the “*2025B-2 Bond Bank Bonds*”), and (iii) \$10,365,000 Series 2025B-3 Bonds (Federally Taxable) (the “*2025B-3 Bond Bank Bonds*”) and collectively, with the 2025B-1 Bond Bank Bonds and 2025B-2 Bond Bank Bonds, the “*2025B Bond Bank Bonds*”), which will be limited obligations of the Bond Bank payable solely out of revenues and funds pledged for the 2025B Bond Bank Bonds pursuant to the Indenture (as hereafter defined). The 2025B Bond Bank Bonds are authorized by a resolution adopted by the Board of Directors of the Bond Bank on April 21, 2025 (the “*Bond Bank Resolution*”), and are issued and secured by the Trust Indenture, dated as of May 1, 2025, as supplemented and amended from time to time (the “*Indenture*”), between the Bond Bank and The Bank of New York Mellon Trust Company, N.A., as trustee (the “*Bond Bank Trustee*”), all pursuant to the laws of the State of Indiana (the “*State*”), particularly Indiana Code (“*IC*”) 5-1.4, as amended from time to time (the “*Bond Bank Act*”). Additionally, The Bank of New York Mellon Trust Company, N.A. will serve as registrar (the “*Registrar*”) and paying agent (the “*Paying Agent*”) for the 2025B Bond Bank Bonds, and will also serve as trustee (the “*Authority Trustee*”), registrar and paying agent under the Authority Bond Ordinance (as defined below) with respect to the Indianapolis Airport Authority Revenue Bonds, Series 2025A, which have been authorized by the Authority Board and are designated “Indianapolis Airport Authority Revenue Bonds, Series 2025A-1 (Non-AMT)” (the “*2025A-1 Authority Bonds*”) and “Indianapolis Airport Authority Revenue Bonds, Series 2025A-2 (AMT)” (the “*2025A-2 Authority Bonds*”) and “Indianapolis Airport Authority Revenue Bonds, Series 2025A-3 (Federally Taxable)” (the “*2025A-3 Authority Bonds*”) and collectively with the 2025A-1 Authority Bonds and the 2025A-2 Authority Bonds, the “*2025A Authority Bonds*”). The 2025A Authority Bonds will be purchased, exchanged and held by the Bond Bank to secure the 2025 Bond Bank Bonds as further described below. Unless otherwise defined herein, capitalized terms used in this Official Statement are defined in “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS.”

**The Bond Bank and the Bond Bank Act**

The Bond Bank is a body corporate and politic, created pursuant to the provisions of the Bond Bank Act, separate from the Consolidated City of Indianapolis, Indiana, as such term is defined in Indiana Code § 36-3-1-4 (the “*Consolidated City*”), and the Indianapolis Airport Authority (the “*Authority*” or “*IAA*”), established for the public purposes set forth in the Bond Bank Act. Pursuant to the Bond Bank Act, the purpose of the Bond Bank is to purchase, sell and/or exchange securities of “qualified entities,” which includes the Authority. The Bond Bank is governed by a board of five directors, each appointed by the Mayor of the City. **The Bond Bank has no taxing power.** See “THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK” herein.

The Bond Bank was created for the purpose of helping eligible qualified entities lower their respective borrowing costs by having the Bond Bank purchase their debt obligations at interest rates favorable to the qualified entities. The Bond Bank’s structure allows for the centralized management and supervision of all debt issued by such governmental entities throughout Marion County, Indiana (the “*County*”).

The offering of the 2025B Bond Bank Bonds is made only by way of this Official Statement, which supersedes any other information or materials used in connection with the offer or sale of the 2025B Bond Bank Bonds. The preceding summary statement and this introductory material are only a brief description of and are qualified by the more complete information contained throughout this Official Statement. A full review should be made of the entire Official Statement, including the appendices and the

documents summarized or described herein, and particularly the section entitled “RISKS AND OTHER INVESTMENT CONSIDERATIONS.” Detachment or other use of the “OFFICIAL STATEMENT SUMMARY” or this “INTRODUCTION” without the entire Official Statement, including the cover page, inside cover page, other preliminary pages and appendices, is unauthorized.

## Financing Plan

The 2025B Bond Bank Bonds will be issued by the Bond Bank pursuant to the Indenture for the principal purposes of refunding the Prior Bond Bank Bonds (defined below) and purchasing or exchanging the corresponding 2025A Authority Bonds. The 2025A Authority Bonds will be issued for the principal purposes of: (a) exchanging a portion of the 2025A-2 Authority Bonds for a portion of the Indianapolis Airport Authority Refunding Revenue Bonds, Series 2015A (such exchanged portion, the “*Prior Authority Bonds*”) held by the Bond Bank as security for the Prior Bond Bank Bonds, together with certain other funds of the Authority, in connection with the refunding of a portion of the currently outstanding The Indianapolis Local Public Improvement Refunding Bonds, Series 2015I (Indianapolis Airport Authority Project) (AMT) (such portion, the “*Prior Bond Bank Bonds*” or the “*Refunded Series 2015I Bond Bank Bonds*”) and (b) providing funds to (1) finance the cost of various airport projects, including acquiring, constructing and/or installing a new 253 room full-service airport hotel (the “*Airport Hotel*” or “*Hotel*”) to support and service the Airport System, and certain other new capital projects at the Indianapolis International Airport (the “*Airport*”) identified in the 2025-2029 CIP (hereinafter defined) (collectively, the “*Authorized Airport Projects*”); (2) fund one or more Authority Reserve Accounts; (3) pay costs of issuance related to the 2025A Authority Bonds and the corresponding 2025B Bond Bank Bonds (as hereafter defined); (4) pay capitalized interest until completion of any Authorized Airport Projects; (5) fund any other purpose to be financed under the Act and the Authority Bond Ordinance; and (6) reimburse expenditures paid by the Authority for the Authorized Airport Projects prior to the issuance of the 2025A Authority Bonds. The 2025A Authority Bonds have been authorized by the Authority Board to be issued pursuant to the Authority Bond Ordinance, including as supplemented and amended from time to time, including as supplemented by the General Ordinance No. 04-2024 (the “*2024 Ordinance*”), Official Action BP2025-02-06 Action #1 approving the Airport Hotel adopted by the Authority Board on February 21, 2025 and General Ordinance No. 01-2025 (the “*2025 Amendatory Ordinance*”) adopted at the April 18, 2025 Authority Board meeting (collectively with the 2024 Ordinance, the “*2025 Supplemental Ordinance*”), and will be purchased by or exchanged with the Bond Bank and will be held by the Bond Bank to secure the 2025B Bond Bank Bonds See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS.”

The 2025B Bond Bank Bonds and the corresponding 2025A Authority Bonds are issued solely as fully registered certificates in denominations of \$5,000, or any integral multiple thereof. The 2025B Bond Bank Bonds initially will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“*DTC*”), the securities depository for the 2025B Bond Bank Bonds. Purchases of the 2025B Bond Bank Bonds are to be made in book entry-only form. Purchasers will not receive certificates representing their beneficial ownership interest in the 2025B Bond Bank Bonds. See “APPENDIX E—BOOK-ENTRY-ONLY SYSTEM.”

The 2025B Bond Bank Bonds mature and bear interest calculated based on a 360-day year consisting of twelve 30-day months as set forth on the inside cover page hereof. The payment of principal of and interest on the 2025B Bond Bank Bonds is described under the caption “THE 2025B BOND BANK BONDS—General Description.” The 2025B Bond Bank Bonds (and the corresponding 2025A Authority Bonds) are subject to redemption prior to maturity as more fully described herein under the caption “THE 2025B BOND BANK BONDS—Redemption—*Optional Redemption of 2025B Bond Bank Bonds.*”

A significant project included in the 2025-2029 CIP is the construction of the Airport Hotel to be operating under the Westin Hotel brand pursuant to a qualified management agreement with Wischermann Partners, Inc. (“*Wischermann*”). For a further description of the Airport Hotel, see the Market Study with Financial Analysis dated April 17, 2025 (“*Airport Hotel Analysis*”) with respect thereto prepared by LW Hospitality Advisors (“*LWHA*”), a third-party hotel feasibility consultant for the Authority. Such Airport Hotel Analysis is available at [24-NY-415-Terminal-Hotel\\_250421\\_123203.pdf](https://d1j6zi7czwuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel_250421_123203.pdf?mtime=20250421083203)<sup>\*</sup>. The Amended and Restated Hotel Management Agreement (defined below) and the Franchise Agreement (defined below) are available for review upon request. See “CAPITAL IMPROVEMENT PROGRAM —Airport Hotel” and “RISKS AND OTHER INVESTMENT CONSIDERATIONS — Airport Hotel Risks.”

<sup>\*</sup> [https://d1j6zi7czwuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel\\_250421\\_123203.pdf?mtime=20250421083203](https://d1j6zi7czwuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel_250421_123203.pdf?mtime=20250421083203)



## Security and Sources of Payment for the 2025B Bond Bank Bonds

The 2025B Bond Bank Bonds will be issued under and secured by the Indenture. The 2025B Bond Bank Bonds are issued and secured separately from any other obligations issued by the Bond Bank, including other bonds issued by the Bond Bank on behalf of the Authority. The principal of and interest on any and all of the 2025B Bond Bank Bonds and any Additional Bond Bank Bonds (as defined herein) that may be authorized and issued by the Bond Bank on a parity with the 2025B Bond Bank Bonds and are payable from the Trust Estate (as defined in “APPENDIX D – SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of the Indenture”), which is pledged pursuant to the Indenture for the benefit of the owners of the 2025B Bond Bank Bonds without priority. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS” and “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Additional Bonds.”

Neither the faith, credit nor taxing power of the State or any political subdivision thereof, the City, the County, the Authority, or any other Qualified Entity (as defined in the Bond Bank Act) are pledged to the payment of the principal of, premium, if any, and interest on any of the 2025B Bond Bank Bonds. The 2025B Bond Bank Bonds are not a debt, liability, loan of the credit, pledge of the faith and credit of the State or of any political subdivision thereof, including the City, the County, or the Authority. **The Bond Bank has no taxing power.** The Indenture does not require a debt service reserve fund for the 2025B Bond Bank Bonds, nor will one be provided; however, the Authority has created and funded a Reserve Account under the Authority Bond Ordinance that will secure the 2025A Authority Bonds (and other Authority Revenue Bonds) as discussed herein. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS” and “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Revenue Bond Reserve Fund” below.

## The Authority and the 2025A Authority Bonds

The Authority is a municipal corporation, separate from the City and the County, organized and existing under IC 8-22-3, as amended and in effect on the issue date of the 2025A Authority Bonds (the “*Authority Act*”), with the power to own and operate public airports. The Authority owns and operates the Airport, as well as the Downtown Heliport (although it should be noted that the Authority has announced its intention to sell and divest the Downtown Heliport, and the City has purchased an option to buy the Downtown Heliport at fair market value within three years), Eagle Creek Airpark, Metropolitan Airport, Indianapolis Regional Airport, and Hendricks County Airport-Gordon Graham Field (collectively with the Airport, the “*Airport System*”). See “THE INDIANAPOLIS AIRPORT AUTHORITY” and “THE AIRPORT AND AIRPORT SYSTEM” for information concerning the Authority and its assets and operations.

The 2025A Authority Bonds are being issued under the Authority Act and pursuant to the Authority Bond Ordinance (as defined in Exhibit D hereto), as supplemented by the 2025 Supplemental Ordinance (collectively, the “*Authority Bond Ordinance*”).

## Security and Sources of Payment for the 2025A Authority Bonds

The 2025A Authority Bonds are secured by a pledge of the Authority Trust Estate, including specifically the Net Revenues of the Airport System, on parity with all other series of Authority Revenue Bonds (as defined herein), of which \$933,028,658 in principal amount was outstanding as of March 31, 2025, including the Prior Authority Bonds (the “Outstanding Authority Bonds”). The Outstanding Authority Bonds are more particularly described in “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Outstanding Authority Bonds and 2025A Authority Bonds.” In addition, other Authority Revenue Bonds with a parity pledge on the Net Revenues of the Airport System (“*Additional Authority Bonds*”) may be issued in the future in accordance with the provisions of the Authority Bond Ordinance, as described herein, except with respect to the Revenue Bond Reserve Fund. The 2025A Authority Bonds, any Additional Authority Bonds and the Outstanding Authority Bonds are collectively referred to herein as the “*Authority Revenue Bonds*.”

Upon issuance of the 2025A Authority Bonds, each series of the 2025A Authority Bonds shall also be secured by an account of the Revenue Bond Reserve Fund more fully described in “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Revenue Bond Reserve Fund.”

The Authority Revenue Bonds are special limited obligations of the Authority payable on a parity basis solely from and secured exclusively by a lien upon the Net Revenues of the Airport System and monies in certain funds established under the Authority Bond Ordinance on a parity basis with all other Outstanding Authority Bonds from time to time (except to the extent that

in some cases a specific account of the Revenue Bond Reserve Fund secures only specific Authority Revenue Bonds), and neither the Authority, the Authority Board, nor any of its officers, agents or employees, is under any obligation to pay the Authority Revenue Bonds from any other source. The Authority Revenue Bonds are not a general obligation of the Authority, the Bond Bank, the County, the City or the State, nor a charge, a lien or an encumbrance, legal or equitable, upon property of the Authority or upon income, receipts, or revenues of the Authority, other than those revenues and monies that have been specifically pledged to the payment of the Authority Revenue Bonds. The Authority Revenue Bonds are not payable from funds raised or to be raised by taxation. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS.”

## **Investment Considerations**

The 2025B Bond Bank Bonds may not be suitable for all investors. Prospective purchasers of the 2025B Bond Bank Bonds should read this entire Official Statement including information under the section “RISKS AND OTHER INVESTMENT CONSIDERATIONS.”

## **The Official Statement; Additional Information**

This Official Statement speaks only as of its date, and the information contained herein is subject to change.

The information contained in this Introduction is qualified by reference to this entire Official Statement (including the appendices). This Introduction is only a brief description, and a full review should be made of this entire Official Statement (including the appendices), as well as the documents summarized or described in this Official Statement. The summaries of and references to all documents, statutes and other instruments referred to in this Official Statement do not purport to be complete and are qualified in their entirety by reference to the full text of each such document, statute or instrument. Summaries of certain provisions of the Indenture, the Authority Bond Ordinance and the Airline Agreements (as defined herein) are set forth in “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS.”

Information contained in this Official Statement with respect to the Bond Bank, the City and the Authority and copies of the Indenture, the Authority Bond Ordinance, the Airline Agreements, and the other documents and instruments referred to herein may be obtained from The Indianapolis Local Public Improvement Bond Bank, 200 East Washington Street, Room 2260, City-County Building, Indianapolis, Indiana 46204. The Bond Bank’s telephone number is (317) 327-4220.

## **FINANCING PLAN**

### **The Bond Bank Program**

The 2025B Bond Bank Bonds will be used to acquire or exchange for the corresponding 2025A Authority Bonds, which will be held by the Bond Bank as security for the 2025B Bond Bank Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS.”

### **The Bonds to Be Refunded and Exchanged**

The Prior Bond Bank Bonds will be called for redemption on July 1, 2025, (the “*Redemption Date*”) at 100% of the principal amount thereof plus accrued interest.

**PRIOR BOND BANK BONDS  
PRINCIPAL INSTALLMENT SCHEDULE**

| Year (January 1) | Total        |
|------------------|--------------|
| 2028             | \$18,720,000 |
| 2029             | 16,215,000   |
| 2030             | 17,055,000   |
| 2031             | 17,955,000   |
| 2032             | 18,885,000   |
| 2033             | 19,875,000   |

The refunding and redemption of the Prior Bond Bank Bonds will be accomplished by depositing, concurrent with the issuance of the 2025B-2 Bond Bank Bonds, a portion of the proceeds thereof, together with certain other Authority funds legally available therefor, into an irrevocable escrow account (the “*2015I Escrow Account*”), which will be held by The Bank of New York Mellon Trust Company, N.A. as escrow agent for the Prior Bond Bank Bonds (the “*Escrow Agent*”) pursuant to an Escrow Deposit Agreement between the Bond Bank and the Escrow Agent, dated as of May 1, 2025. Moneys on deposit in the 2015I Escrow Account will be invested while on deposit therein and will be in an amount sufficient to provide for the payment of the principal of and interest on the Prior Bond Bank Bonds called for optional redemption on the Redemption Date. Upon such deposits, a portion of the Series 2015I Bond Bank Bonds will remain outstanding under the Prior Indenture. Additionally, a portion of the 2015A Authority Bonds will remain outstanding under the Authority Bond Ordinance.

Causey Public Finance, LLC will deliver to the Bond Bank and the Authority its attestation and report indicating that it has examined, in accordance with standards established by the American Institute of Certified Accountants, the information and assertions provided by the Bond Bank, the Authority and others. Included in the scope of its examination will be a verification of the mathematical accuracy of the mathematical computations of the adequacy of the funds and investments deposited into the 2015I Escrow Account to pay the principal of and interest on the Prior Bond Bank Bonds when due and the redemption price of the Prior Bond Bank Bonds on the Redemption Date. See “VERIFICATION OF MATHEMATICAL COMPUTATIONS” herein.

**Estimated Sources and Uses of Funds**

In addition to the above refunding, upon issuance of the 2025B Bond Bank Bonds and the 2025A Authority Bonds, the proceeds of the 2025A Authority Bonds and funds of the Authority are to be applied to fund a portion of the Authorized Airport Projects, plus pay all or a portion of interest on the 2025A Authority Bonds until completion of each of the Authorized Airport Projects, fund Reserve Account or Accounts for the 2025A Authority Bonds, and pay costs of issuance related to the 2025A Authority Bonds and 2025B Bond Bank Bonds. The Authority intends to use the proceeds of the 2025A Bonds to finance, in whole or in part, the Hotel, Central Energy Plant (CEP) boiler replacement, ready return parking lots, parking energy resilience and rehabilitation of public parking lots, all of which are included in the 2025-2029 CIP. See Table 1 of the “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C. For a description of funding sources of all the Authorized Airport Projects, see Table 3-1 of the “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C.

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The following sets forth the estimated sources and uses of the proceeds of the 2025A Authority Bonds.

|                                          | Series 2025A-1<br>Authority Bonds | Series 2025A-2<br>Authority Bonds | Series 2025A-3<br>Authority Bonds | Total                   |
|------------------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-------------------------|
| <b>Sources:</b>                          |                                   |                                   |                                   |                         |
| Par Amount                               | \$157,655,000.00                  | \$125,605,000.00                  | \$10,365,000.00                   | \$293,625,000.00        |
| Plus Net Original Issue Premium/Discount | 5,517,292.55                      | 5,396,297.20                      |                                   | 10,913,589.75           |
| Investment Earnings                      | 2,146,917.41                      | 118,895.00                        | 58,042.89                         | 2,323,855.30            |
| Release of P & I for 2015A Bonds         |                                   | 1,811,750.00                      |                                   | 1,811,750.00            |
| <b>Total</b>                             | <u>\$165,319,209.96</u>           | <u>\$132,931,942.20</u>           | <u>\$10,423,042.89</u>            | <u>\$308,674,195.05</u> |
| <b>Uses:</b>                             |                                   |                                   |                                   |                         |
| Deposit to 2025A-1 Project Fund          | \$128,070,138.44                  |                                   |                                   | \$128,070,138.44        |
| Deposit to 2025A-2 Project Fund          |                                   | \$20,484,000.00                   |                                   | 20,484,000.00           |
| Deposit to 2025A-3 Project Fund          |                                   |                                   | \$10,000,000                      | 10,000,000.00           |
| Deposit to 2015A Escrow Account          |                                   | 110,879,588.42                    |                                   | 110,879,588.42          |
| Deposit to 2025A-1 Reserve Account       | 10,356,250.00                     |                                   |                                   | 10,356,250.00           |
| Capitalized Interest Fund                | 24,604,791.78                     | 639,660.77                        | 348,629.56                        | 25,593,082.11           |
| Costs of Issuance <sup>(1)</sup>         | 2,288,029.74                      | 928,693.01                        | 74,413.33                         | 3,291,136.08            |
| <b>Total</b>                             | <u>\$165,319,209.96</u>           | <u>\$132,931,942.20</u>           | <u>\$10,423,042.89</u>            | <u>\$308,674,195.05</u> |

<sup>(1)</sup> This amount includes the underwriters' discount and other costs of issuance, such as legal fees, printing, financial advisor, rating agency fees and related expenses for the Bond Bank and the Authority.

## THE 2025B BOND BANK BONDS

### General Description

The 2025B Bond Bank Bonds are issuable as fully registered bonds in denominations of \$5,000 or any integral multiple thereof (the "*Authorized Denominations*"). The 2025B Bond Bank Bonds will be dated the date of their delivery. The 2025B Bond Bank Bonds are initially registered in the name of "Cede & Co.," as nominee for DTC, the securities depository for the 2025B Bond Bank Bonds. See "APPENDIX E—BOOK-ENTRY-ONLY SYSTEM."

Interest on the 2025B Bond Bank Bonds will be payable on January 1 and July 1 of each year, commencing January 1, 2026 (each an "*Interest Payment Date*"). The 2025B Bond Bank Bonds will bear interest (calculated on the basis of a 360-day year consisting of twelve 30-day months) at the rates and will mature on the dates and in the principal amounts set forth on the inside cover page of this Official Statement. Each 2025B Bond Bank Bond will bear interest from the Interest Payment Date next preceding the date on which it is authenticated unless it is (a) authenticated prior to the close of business on December 15, 2025, in which event it will bear interest from the date of delivery, or (b) authenticated after the fifteenth day of the calendar month immediately preceding an Interest Payment Date (a "*Record Date*"), in which event it will bear interest from such Interest Payment Date; provided, however, that if, at the time of authentication of any 2025B Bond Bank Bond, interest is in default, such 2025B Bond Bank Bond will bear interest from the date to which interest has been paid.

When issued, all 2025B Bond Bank Bonds will be registered in the name of and held by Cede & Co., as nominee for DTC. Purchases of beneficial interests in the 2025B Bond Bank Bonds will be made from DTC in book-entry-only form (without certificates) in Authorized Denominations. So long as DTC or its nominee is the registered owner of the 2025B Bond Bank Bonds, payments of the principal of and interest on the 2025B Bond Bank Bonds will be made directly by the Paying Agent by wire transfer of funds to Cede & Co., as nominee for DTC. Disbursement of such payments to the participants of DTC (the "*DTC Participants*") will be the sole responsibility of DTC, and the ultimate disbursement of such payments to the Beneficial Owners of the 2025B Bond Bank Bonds will be the responsibility of the DTC Participants and the Indirect Participants, as defined herein. See "APPENDIX E—BOOK-ENTRY-ONLY SYSTEM."

If DTC or its nominee is not the registered owner of the 2025B Bond Bank Bonds, principal of and premium, if any, on all of the 2025B Bond Bank Bonds will be payable at maturity upon the surrender thereof at the delivery office of the Paying Agent. Interest on the 2025B Bond Bank Bonds, when due and payable, will be paid by check dated the due date mailed by the Paying Agent

one business day before the due date (or, in the case of an owner of 2025B Bond Bank Bonds in an aggregate principal amount of at least \$1,000,000, by wire transfer on such due date, upon written direction of such registered owner to the Paying Agent not less than five business days before the Record Date immediately prior to such Interest Payment Date, which direction shall remain in effect until revoked in writing by such owner). Interest payments shall be mailed to the persons in whose names such 2025B Bond Bank Bonds are registered, at their addresses as they appear on the bond registration books maintained by the Registrar on the Record Date, irrespective of any transfer or exchange of such 2025B Bond Bank Bonds subsequent to such Record Date and prior to such Interest Payment Date, unless the Bond Bank shall default in payment of interest due on such Interest Payment Due.

Except as provided in “APPENDIX E—BOOK-ENTRY-ONLY SYSTEM,” in all cases in which the privilege of exchanging or transferring 2025B Bond Bank Bonds is exercised, the Bond Bank will execute, and the Registrar will deliver the 2025B Bond Bank Bonds in accordance with the provisions of the Indenture. The 2025B Bond Bank Bonds will be exchanged or transferred at the designated corporate trust office of the Registrar only for 2025B Bond Bank Bonds of the same tenor and maturity. In connection with any transfer or exchange of 2025B Bond Bank Bonds, the Bond Bank, the Registrar and Paying Agent or the Bond Bank Trustee may impose a charge for any applicable tax, fee, or other governmental charge incurred in connection with such transfer or exchange, which sums are payable by the person requesting such transfer or exchange.

The person in whose name a 2025B Bond Bank Bond is registered will be deemed and regarded as its absolute owner for all purposes, and payment of principal and interest thereon will be made only to or upon the order of the registered owner or its legal representative, but such registration may be changed as provided above. All such payments shall be valid to satisfy and discharge the liability upon such 2025B Bond Bank Bond to the extent of the sum or sums so paid.

## **Redemption**

*Optional Redemption of 2025B Bond Bank Bonds.* The 2025B-1 Bond Bank Bonds maturing on or after January 1, 2036 are subject to redemption prior to maturity, in whole or in part, in order of maturity determined by the Bond Bank, upon the direction of the Authority, and by lot within a maturity, commencing January 1, 2035, at the redemption price of 100% of the principal amount thereof, plus accrued interest to the date fixed for redemption, and without premium. The 2025B-2 Bond Bank Bonds maturing on or after January 1, 2036 are subject to redemption prior to maturity, in whole or in part, in order of maturity determined by the Bond Bank, upon the direction of the Authority, and by lot within a maturity, commencing January 1, 2035, at the redemption price of 100% of the principal amount thereof, plus accrued interest to the date fixed for redemption, and without premium. The 2025B-3 Bond Bank Bonds maturing on or after January 1, 2036, are subject to redemption prior to maturity, in whole or in part, in order of maturity determined by the Bond Bank, upon the direction of the Authority, and by lot within a maturity, commencing January 1, 2035, at the redemption price of 100% of the principal amount thereof, plus accrued interest to the date fixed for redemption, and without premium. The Series 2025B-3 Bonds are subject to redemption prior to January 1, 2035, at the 2025B-3 Make-Whole Redemption Price.

“2025B-3 Make-Whole Redemption Price” means the greater of (a) the issue price as shown on the inside front cover pages of this Official Statement relating to the 2025B-3 Bond Bank Bonds to be redeemed; or (b) the sum of the present value of the remaining scheduled payments of principal of and interest on 2025B-3 Bond Bank Bonds to be redeemed to and including January 1, 2035, plus the principal outstanding on January 1, 2035, but not including any portion of those payments of interest accrued and unpaid as of the date on which the 2025B-3 Bond Bank Bonds are to be redeemed, discounted to the date on which the 2025B-3 Bond Bank Bonds are to be redeemed on a semi-annual basis, assuming a 360-day year consisting of twelve 30-day months, at the Treasury Rate (as defined below) plus 15 basis points; plus, in each case, accrued and unpaid interest on the 2025B-3 Bond Bank Bonds to be redeemed on the redemption date.

“Treasury Rate” means, with respect to any redemption date for the 2025B-3 Bond Bank Bonds, the rate per annum, expressed as a percentage of the principal amount, equal to the semiannual equivalent yield to maturity or interpolated maturity of the Comparable Treasury Issue (as defined below), assuming that the Comparable Treasury Issue is purchased on the redemption date for a price equal to the Comparable Treasury Price (as defined below), as calculated by the Designated Investment Banker (as defined below).

“Comparable Treasury Issue” means, with respect to any redemption date for the 2025B-3 Bond Bank Bonds, the United States Treasury security or securities (excluding inflation indexed securities) selected by the Designated Investment Banker that has an actual or interpolated maturity comparable to the remaining average life of the 2025B-3 Bond Bank Bonds to be redeemed, and that would be utilized in accordance with customary financial practice in pricing new issues of debt securities of comparable maturity to the remaining average life of the 2025B-3 Bond Bank Bonds to be redeemed.

“Comparable Treasury Price” means, as applicable, with respect to any redemption date for the 2025B-3 Bond Bank Bonds, (i) if the Designated Investment Banker receives at least four Reference Treasury Dealer Quotations, the average of such quotations for such redemption date, after excluding the highest and lowest Reference Treasury Dealer Quotations, or (ii) if the Designated Investment Banker obtains fewer than four Reference Treasury Dealer Quotations, the average of all such quotations.

“Designated Investment Banker” means one of the Reference Treasury Dealers (as defined below) appointed by the Authority.

“Reference Treasury Dealer” means each of the firms selected by the Authority from time to time, any or all of which may also be an Underwriter for the 2025B-3 Bond Bank Bonds, that are primary United States government securities dealers in The City of New York (each a “Primary Treasury Dealer”); provided, however, that if any of them ceases to be a Primary Treasury Dealer, the Authority will substitute another Primary Treasury Dealer.

“Reference Treasury Dealer Quotations” means, with respect to each Reference Treasury Dealer and any redemption date for the 2025B-3 Bond Bank Bonds, the average, as determined by the Designated Investment Banker, of the bid and asked prices for the Comparable Treasury Issue (express in each case as a percentage of its principal amount) quoted in writing to the Designated Investment Banker by such Reference Treasury Dealer at 3:30 p.m., New York City time, on a date selected by the Authority that is no less than three business days and no more than 45 business days preceding such redemption date.

*Mandatory Sinking Fund Redemption for the 2025B Term Bonds.* The 2025B-1 Bond Bank Bonds maturing on January 1, 2050, and January 1, 2055, (collectively, the “2025B-1 Term Bonds”) are subject to mandatory sinking fund redemption in part, on January 1 in the years and in the amounts set forth below for each maturity, at a redemption price equal to 100% of the principal amount of such 2025B-1 Term Bond to be redeemed plus the unpaid interest accrued thereon to the date fixed for redemption, all in the manner provided in the Indenture:

B-1 2050 Term Bond

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 2046        | \$3,720,000   |
| 2047        | 3,915,000     |
| 2048        | 4,120,000     |
| 2049        | 4,340,000     |
| 2050*       | 4,565,000     |

\* Final maturity

B-1 2055 Term Bond

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 2051        | \$4,805,000   |
| 2052        | 5,060,000     |
| 2053        | 5,325,000     |
| 2054        | 5,605,000     |
| 2055*       | 84,875,000    |

\* Final maturity

The 2025B-2 Bond Bank Bonds maturing on January 1, 2045, January 1, 2050, and January 1, 2055, (collectively, the “2025B-2 Term Bonds”) are subject to mandatory sinking fund redemption in part, on January 1 in the years and in the amounts set forth below for each maturity, at a redemption price equal to 100% of the principal amount of such 2025B-2 Term Bond to be redeemed plus the unpaid interest accrued thereon to the date fixed for redemption, all in the manner provided in the Indenture:

B-2 2045 Term Bond

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 2041        | \$575,000     |
| 2042        | 610,000       |
| 2043        | 640,000       |
| 2044        | 675,000       |
| 2045*       | 710,000       |

\*Final Maturity

B-2 2050 Term Bond

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 2046        | \$580,000     |
| 2047        | 615,000       |
| 2048        | 650,000       |
| 2049        | 685,000       |
| 2050*       | 720,000       |

\*Final Maturity

B-2 2055 Term Bond

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 2051        | \$760,000     |
| 2052        | 800,000       |
| 2053        | 840,000       |
| 2054        | 880,000       |
| 2055*       | 925,000       |

\*Final Maturity

The 2025B-3 Bond Bank Bonds maturing on January 1, 2045, (the “2025B-3 Term Bond”) are subject to mandatory sinking fund redemption in part, on January 1 in the years and in the amounts set forth below, at a redemption price equal to 100% of the principal amount of such 2025B-3 Term Bond to be redeemed plus the unpaid interest accrued thereon to the date fixed for redemption, all in the manner provided in the Indenture:

2025B-3 Term Bond

| <u>Year</u> | <u>Amount</u> |
|-------------|---------------|
| 2041        | \$680,000     |
| 2042        | 720,000       |
| 2043        | 765,000       |
| 2044        | 810,000       |
| 2045*       | 860,000       |

\* Final maturity

The 2025A Authority Bonds are subject to redemption prior to maturity upon terms identical to the terms of redemption of the corresponding 2025B Bond Bank Bonds.

*Selection of Bonds to be Redeemed.* If fewer than all of the 2025B Bond Bank Bonds will be called for redemption, the series, principal amount and maturity of the particular 2025B Bond Bank Bonds to be redeemed shall be selected by the Bond Bank, at the direction of the Authority, provided that the 2025B Bond Bank Bonds shall be redeemed only in integral multiples of \$5,000 principal amount. If the 2025B Bond Bank Bonds are held in a book entry only system, the 2025B Bond Bank Bonds within a maturity to be redeemed shall be selected by the Depository Company in such manner as the Depository Company may determine. If the 2025B Bond Bank Bonds are not held in the Book Entry System, the Registrar shall select the particular 2025B Bond Bank Bonds to be redeemed within a maturity by lot in such manner, as the Registrar in its sole discretion may deem fair and appropriate. If any of the 2025B Bond Bank Bonds are simultaneously subject to both optional and mandatory redemption, the Bond Bank Trustee shall first select by lot the 2025B Bond Bank Bonds to be redeemed under the optional redemption provisions.

*Notice of Redemption.* In the case of redemption of the 2025B Bond Bank Bonds, notice of the call for any such redemption identifying the 2025B Bond Bank Bonds, or portions of 2025B Bond Bank Bonds to be redeemed shall be given by the Bond Bank Trustee by mailing a copy of the redemption notice by first class mail at least 30 days but not more than 45 days prior to the date fixed for redemption to the registered owner of each 2025B Bond Bank Bond to be redeemed at the address shown on the registration books. Failure to give such notice by mailing to any bondholder, or any defect in the notice, shall not affect the validity of any proceeding for the redemption of any other 2025B Bond Bank Bonds. On the date fixed for redemption of any 2025B Bond Bank Bond, funds for the payment thereof shall be on deposit in the Redemption Account (as defined in “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of the Indenture”) representing monies deposited by the Authority with the Bond Bank Trustee, and the Bond Bank Trustee shall be directed to apply such funds to the payment of each 2025B Bond Bank Bond or portion thereof called for redemption, together with accrued interest thereon to the redemption date and any required premium. Such notice of redemption may be conditional and may be cancelled by the Bond Bank at any time on or prior to the date fixed for redemption. Additionally, after the delivery of notice, in the event such monies are not on deposit in the Redemption Account on the date fixed for redemption, such 2025B Bond Bank Bonds shall not be redeemed and the 2025B Bond Bank Bonds shall remain outstanding as if no notice of redemption had been given. On the date so designated for redemption, notice having been given in the manner and under the conditions provided above, and any conditions precedent to such redemption having been satisfied, any 2025B Bond Bank Bond or portion thereof so called for redemption shall become due and payable at the redemption price provided for in the Indenture.

## **SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS**

### **The 2025B Bond Bank Bonds Are Limited Obligations**

The 2025B Bond Bank Bonds will be limited obligations of the Bond Bank, issued under the Indenture, payable solely from and secured exclusively by the Trust Estate, which consists of the following:

- i. the respective 2025A Authority Bonds, and the earnings thereon and all proceeds thereof, including all amounts paid or required to be paid for principal and interest by the Authority to the Bond Bank on the 2025A Authority Bonds (“*Qualified Obligation Payments*”);
- ii. the Funds and Accounts established under the Indenture and all moneys and investments therein; and
- iii. the income, revenues and profits of the Funds and Accounts, including the Qualified Obligation Payments, and earnings and profits (after consideration of any accrued interest paid and/or amortization of premiums or discount on the investment) of the moneys in the Funds and Accounts.

The 2025B Bond Bank Bonds, together with interest thereon, are limited obligations of the Bond Bank payable solely from the Trust Estate and will be a valid claim of the respective owners thereof only against the Trust Estate. The 2025B Bond Bank Bonds do not constitute a debt, liability or loan of the credit of the State, any political subdivision thereof, the City, the County or any Qualified Entity, including the Authority, under the constitution and laws of the State or a charge against or a pledge of the faith, credit and taxing power of the State, any political subdivision thereof, the City, the County or any Qualified Entity, including the Authority, but will be payable solely from the Trust Estate. The issuance of the 2025B Bond Bank Bonds under the provisions of the



Bond Bank Act does not directly, indirectly or contingently obligate the State, any political subdivision thereof, the City, the County or any Qualified Entity, including the Authority, to levy any form of taxation for the payment thereof or to make any appropriation for their payment. Neither the State or any political subdivision thereof, the City, the County, any Qualified Entity, including the Authority, nor any agent, attorney, member, officer, director or employee of the State or any political subdivision thereof, the City, the County, any Qualified Entity, including the Authority, or of the Bond Bank will in any event be liable for the payment of the principal of or interest on the 2025B Bond Bank Bonds or for the performance of any pledge, mortgage, obligation or agreement of any kind whatsoever which may be undertaken by the Bond Bank. No breach by the Bond Bank of any such pledge, mortgage, obligation or agreement may impose any liability, pecuniary or otherwise, upon the State or any political subdivision thereof, the City, the County or any Qualified Entity, including the Authority, or upon any agents, members, attorneys, employees, officers or directors of the State, any political subdivision, the City, the County, any Qualified Entity, including the Authority, or the Bond Bank or any charge upon the general credit of the State or any political subdivision thereof, the City, the County or any Qualified Entity, including the Authority, or a charge against the taxing power of the State, any political subdivision thereof, the City, the County or any Qualified Entity, including the Authority. **The Bond Bank has no taxing power.**

### **Pledge of 2025A Authority Bonds and Payments Thereon**

To secure the payment of the principal of, premium, if any, and interest on the 2025B Bond Bank Bonds, the Indenture creates the pledge of, and lien on, the 2025A Authority Bonds and all payments and earnings thereon, as well as all Funds and Accounts established by the Indenture and proceeds thereof, for the benefit of the owners of the 2025B Bond Bank Bonds. The principal, premium, if any, and interest payments to be made by the Authority on the 2025A Authority Bonds are identical to the principal of, premium, if any, and interest due on the 2025B Bond Bank Bonds. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS” and “VERIFICATION OF MATHEMATICAL COMPUTATIONS.”

Under the Bond Bank Act and IC 5-1-14-4, such pledge will be valid and binding from and after the date of delivery of each series of the 2025B Bond Bank Bonds under the Indenture, and the respective 2025A Authority Bonds and the payments thereon shall be immediately subject to the lien of such pledge without any physical delivery of the payments or further act, and the lien of such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the Bond Bank, irrespective of whether such parties have notice thereof.

As purchaser and owner of the 2025A Authority Bonds, the Bond Bank has available to it all remedies available to owners or holders of securities issued by qualified entities provided under the Bond Bank Act. The Bond Bank Act provides that upon the sale and the delivery of any qualified obligation (such as the 2025A Authority Bonds) to the Bond Bank, a Qualified Entity (such as the Authority) will be deemed to have agreed that all statutory defenses to nonpayment are waived if such Qualified Entity fails to pay principal of or interest on such qualified obligation when due. In such instance, the Bond Bank will be considered a holder or owner of securities that are in default. The Bond Bank is obligated under the Indenture to avail itself of all remedies and provisions of law applicable in the circumstances and the failure to exercise any right or remedy within a time or period provided by law may not, according to the Bond Bank Act, be raised as a defense by the defaulting Authority. The Bond Bank will monitor the compliance and consult regularly with the Authority with respect to its requirements under the 2025A Authority Bonds, including the making of payments on the 2025A Authority Bonds to the Bond Bank.

As owner of the 2025A Authority Bonds, the Bond Bank may consent to amendments to the Authority Bond Ordinance and other modifications of the 2025A Authority Bonds without obtaining consent or approval of the holders of the 2025B Bond Bank Bonds or the Bond Bank Trustee. However, the Bond Bank has agreed in the Indenture that: (i) it will not sell, release or dispose of the 2025A Authority Bonds unless the Bond Bank supplies the Bond Bank Trustee with a cash flow certificate to the effect that, following such change, revenues expected to be received by the Bond Bank in each Fiscal Year (FY), together with monies expected to be held in the funds and accounts established under the Indenture, will at least equal the debt service on all outstanding 2025B Bond Bank Bonds in each such Fiscal Year; and (ii) without the consent of any of the holders of the 2025B Bond Bank Bonds, it will only agree to changes to the Authority Bond Ordinance if such changes will not adversely affect any then-existing rating from a Rating Agency (as defined in the Indenture) of all Bond Bank Bonds Outstanding under the Indenture.

There is no debt service reserve fund for the 2025B Bond Bank Bonds required under the Indenture, nor will one be provided. However, the Bond Bank holds the 2025A Authority Bonds as security for the 2025B Bond Bank Bonds and the Authority has established a Reserve Account or Accounts of the Revenue Bond Reserve Fund under the Authority Bond Ordinance and the 2025 Supplemental Ordinance to provide additional security for the payments to be made to the Bond Bank on the 2025A Authority Bonds and any other Authority Revenue Bond secured by such Reserve Accounts now or in the future. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Revenue Bond Reserve Fund” below.

The Bond Bank has also agreed to consult with the Authority, as necessary from time to time, with regard to the actions needed to be taken by the Authority to preserve the excludability of the interest from the gross income of the holders of the 2025B-1 and 2025B-2 Bond Bank Bonds. See “TAX MATTERS.”

## **SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS**

### **Outstanding Authority Bonds and 2025A Authority Bonds**

The 2025A Authority Bonds are special obligations of the Authority. The 2025A Authority Bonds are issued under and secured by the Authority Bond Ordinance. The 2025A Authority Bonds are secured by a pledge of Net Revenues of the Airport System on parity with the Outstanding Authority Bonds (as defined herein) and any other Additional Authority Bonds issued by the Authority in the future in accordance with the Authority Act and the Authority Bond Ordinance, except differences as described below with respect to separate accounts of the Authority’s Revenue Bond Reserve Fund. In addition, each subseries of the 2025A Authority Bonds are secured by a Reserve Account as described herein. See “SECURITY AND SOURCES OF PAYMENT OF THE 2025A AUTHORITY BONDS—Revenue Bond Reserve Fund” and “—Pledge of Authority Net Revenues.” As of March 31, 2025, the Authority had \$933,028,658 of Outstanding Authority Bonds, including the Prior Authority Bonds, as set forth below.

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| <u>Bond Bank Series</u> | <u>Authority Series</u> | <u>Defined Term Herein</u>             | <u>Outstanding as of<br/>March 31, 2025</u> |
|-------------------------|-------------------------|----------------------------------------|---------------------------------------------|
| Series 2015I*           | Series 2015A            | the “Series 2015A Authority Bonds”     | \$143,430,000                               |
| Series 2016A-1          | Series 2016A-1          | the “Series 2016A-1 Authority Bonds”   | 42,135,000                                  |
| Series 2016A-2          | Series 2016A-2          | the “Series 2016A-2 Authority Bonds”   | 3,325,000                                   |
| N/A                     | Series 2019A            | the “Series 2019A SRF Authority Bonds” | 27,140,000                                  |
| Series 2019D            | Series 2019B            | the “Series 2019B Authority Bonds”     | 90,610,000                                  |
| Series 2019I-1          | Series 2019C-1          | the “Series 2019C-1 Authority Bonds”   | 51,595,000                                  |
| Series 2019I-2          | Series 2019C-2          | the “Series 2019C-2 Authority Bonds”   | 12,625,000                                  |
| N/A                     | Series 2019D            | the “Series 2019D SRF Authority Bonds” | 30,453,658                                  |
| Series 2022F            | Series 2022A            | the “Series 2022A Authority Bonds”     | 68,580,000                                  |
| Series 2022G-1          | Series 2022B-1          | the “Series 2022B-1 Authority Bonds”   | 81,950,000                                  |
| Series 2022G-2          | Series 2022B-2          | the “Series 2022B-2 Authority Bonds”   | 67,160,000                                  |
| Series 2022G-3          | Series 2022B-3          | the “Series 2022B-3 Authority Bonds”   | 22,650,000                                  |
| Series 2023C            | Series 2023A            | the “Series 2023A Authority Bonds”     | 93,105,000                                  |
| Series 2023I-1          | Series 2023B-1          | the “Series 2023B-1 Authority Bonds”   | 67,930,000                                  |
| Series 2023I-2          | Series 2023B-2          | the “Series 2023B-2 Authority Bonds”   | <u>130,340,000</u>                          |
|                         |                         |                                        | \$933,028,658                               |

\* A portion to be refunded in connection with the issuance of the 2025B Bond Bank Bonds.

The Series 2015A Authority Bonds, the Series 2016A Authority Bonds, the Series 2019A SRF Authority Bonds, the Series 2019B Authority Bonds, the Series 2019C Authority Bonds, the Series 2019D SRF Authority Bonds, the Series 2022A Authority Bonds, the Series 2022B Authority Bonds, the Series 2023A Authority Bonds and the Series 2023B Authority Bonds are collectively referred to herein as the “*Outstanding Authority Bonds*”. Documentation for the Outstanding Authority Bonds is available to the public on the Electronic Municipal Markets Access System of the Municipal Securities Rulemaking Board (“*EMMA*”) found at [www.emma.msrb.org](http://www.emma.msrb.org).

The 2025A Authority Bonds will be issued in a principal amount equal to the aggregate principal amount of the 2025B Bond Bank Bonds and will be dated their date of delivery. The 2025A Authority Bonds will mature in the same amounts and on the same maturity dates as the 2025B Bond Bank Bonds and will bear interest payable on each January 1 and July 1 beginning January 1, 2026, at the same per annum interest rates as the corresponding 2025B Bond Bank Bonds. Principal of, premium, if any, and interest on the 2025A Authority Bonds will be paid directly to the Bond Bank Trustee (for the account of the Bond Bank). The 2025A Authority Bonds are subject to redemption prior to maturity upon terms identical to the terms of redemption of the corresponding 2025B Bond Bank Bonds. See “THE 2025B BOND BANK BONDS.”

**The 2025A Authority Bonds and the principal of and the interest on the 2025A Authority Bonds are not a general obligation of the Authority, the Authority Board, the Bond Bank, the County or the City nor a charge, a lien or an encumbrance, legal or equitable, upon property of the Authority, the Authority Board, the Bond Bank, the County or the City, or upon income, receipts or revenues of the Authority, the Authority Board, the Bond Bank, the County or the City other than those revenues of the Authority that have been specifically pledged to the payment of the 2025A Authority Bonds. THE 2025A AUTHORITY BONDS ARE NOT PAYABLE FROM FUNDS RAISED OR TO BE RAISED BY TAXATION.**

### **Pledge of Authority Net Revenues**

The 2025A Authority Bonds are special obligations of the Authority, that are equally and ratably payable from and secured by a lien on certain “Net Revenues” of the “Airport System” of the Authority, on parity with the Outstanding Authority Bonds, except to the extent certain Authority Revenue Bonds are secured by monies in only certain accounts of the Revenue Bond Reserve Fund (as defined in “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance”) created under the Authority Bond Ordinance. Neither the Authority nor the Authority Board is under any obligation to pay the 2025A Authority Bonds except from such Net Revenues and other funds pledged to secure such bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Revenue Bond Reserve Fund” herein concerning the debt service reserve accounts held for the various 2025A Authority Bonds and the other Outstanding Authority Bonds. The Airport System includes the Airport Hotel.

“Net Revenues” means, solely for the purpose of Sections 4.03 (Rate Covenant), 4.20 (Released Revenues) and 5.01 (c)-(e) (Rate Covenant) of the Authority Bond Ordinance, Gross Revenues (as defined herein) less Operation and Maintenance Expenses (as defined herein) less the amounts transferred to the FF& E Reserve Fund pursuant to Section 4.22 of the Authority Bond Ordinance and otherwise shall mean Gross Revenues less Operation and Maintenance Expenses.

“Gross Revenues” consist of all revenues, income, accounts and general intangibles from the Airport System, including but not limited to rents, charges, landing fees, user charges, revenues from concessionaires, ground rents from Special Purpose Facilities (as defined herein) and similar revenues, but excluding revenue from ad valorem taxes or payments in lieu of taxes, payments received on any Investment Swap or Derivative Agreement (each as defined in the Authority Bond Ordinance) (other than a Qualified Derivative Agreement), Federal Payments (as defined below), PFCs and similar charges, grants-in-aid, gifts, investment income, bond or loan proceeds, proceeds from the sale of Airport System capital assets, revenues derived from the reversion of an interest in property following the expiration of a lease, Released Revenues (as defined below) and rental payments made for Special Purpose Facilities to provide for debt service and for an allocable portion of administrative costs for such facilities. The Gross Revenues from the Hotel are included in Gross Revenues.

“Special Purpose Facilities” are facilities which are leased from the Authority pursuant to which the lessee agrees to pay to the Authority rentals or fees sufficient to pay the principal and interest on bonds issued to pay the cost of construction of the Special Purpose Facility plus such further rentals or fees necessary to maintain all reserves or pay necessary administrative expenses required for Special Purpose Facilities.

“Federal Payments” are those funds received by the Airport System from the federal government or any agency thereof as payments for the use of any facilities or services of the Airport System, but excluding grants-in-aid and all mandated payments, including payments from the Transportation Security Administration. Federal Payments do not include PFCs, CFCs or similar charges. See “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance” and “—Summary of Authority Bond Ordinance—Dedicated Revenues.” On November 17, 2023, the Authority adopted Resolution No. 12-2023 which designated \$18,262,143 distributed to the Authority under the American Rescue Plan Act as Gross Revenues for fiscal years 2023 and 2024. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Federal Funding; The Federal Budget and Sequestration.”

Pursuant to the Authority Bond Ordinance the Authority may identify and determine that any revenues (including revenues, fees, income and receipts that would otherwise be considered to be Gross Revenues) are to be designated as Released Revenues by filing the following items with the Authority Trustee:

- (a) a written request of an Authorized Airport Representative to release such revenues, accompanied by a certificate of such Authorized Airport Representative certifying the Authority is in compliance with all requirements of the Authority Bond Ordinance;
- (b) either: (i) an Accountant’s Certificate to the effect that Net Revenues, excluding the revenues proposed to become Released Revenues and excluding amounts transferred to the FF&E Reserve Fund for such Fiscal Year, for each of the two (2) latest Fiscal Years for which audited financial reports are available were equal to at least 135% of the Debt Service Requirement for each of such Fiscal Years; or (ii) a certificate of an Airport Consultant to the effect that based upon current knowledge of the operation of the Airport, Net Revenues, excluding the revenues proposed to become Released Revenues, and excluding amounts transferred to the FF&E Reserve Fund for such Fiscal Year, for the current Fiscal Year will be equal to at least 135% of the Debt Service Requirement for such Fiscal Year;
- (c) proof of notice provided to each Rating Agency of the Authority’s intent to release such revenues from the definition of Gross Revenues; and
- (d) an opinion of bond counsel to the effect that the exclusion of such revenues from the definition of Gross Revenues and from the pledge, charge and lien of the Authority Bond Ordinance will not adversely affect the tax-exempt status of the interest on any Tax-Exempt Bond Outstanding under the Authority Bond Ordinance.

In such event, the Released Revenues shall not be deposited in or shall be released from the Airport System Fund and shall not be pledged as security for the Authority Revenue Bonds. See “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance,” definitions used for these

provisions. However, the Authority has never designated, and has no current intention to designate, any Gross Revenues as Released Revenues.

“Operation and Maintenance Expenses” consist of the reasonable and necessary current expenses of the Authority paid or accrued in operating and maintaining the Airport System, including, but not limited to: (i) costs of collecting Gross Revenues and making refunds; (ii) engineering, audit reports, legal and administrative expenses; (iii) salaries, wages, and other compensation; (iv) costs of routine repairs, replacements and renewals; (v) costs of utility services; (vi) general administrative overhead of the Authority; (vii) material and supplies used in the ordinary course of business; (viii) contractual and professional services; (ix) costs of insurance and fidelity bonds; (x) costs of carrying out provisions of the Authority Bond Ordinance; (xi) costs of any single item of \$250,000 or less (as specified in the Airline Agreement or such other amount, if any, specified in a future Airline Agreement) or which has a useful life of less than two years; and (xii) all other routine costs and expenses or costs and expenses required by law to be paid by the Authority. However, “Operation and Maintenance Expenses” do not include any allowance for depreciation, any debt service, any payment due on a Derivative Agreement, and do not include any operation and maintenance expenses incurred in connection with Special Purpose Facilities which are reimbursed by the lessee thereof, nor any expenses paid (or the portion paid) by assets, grants or other moneys received by the Authority, but only to the extent such assets, grants or other moneys are not included in Gross Revenues. See “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance.” The Airport System includes the Airport Hotel.

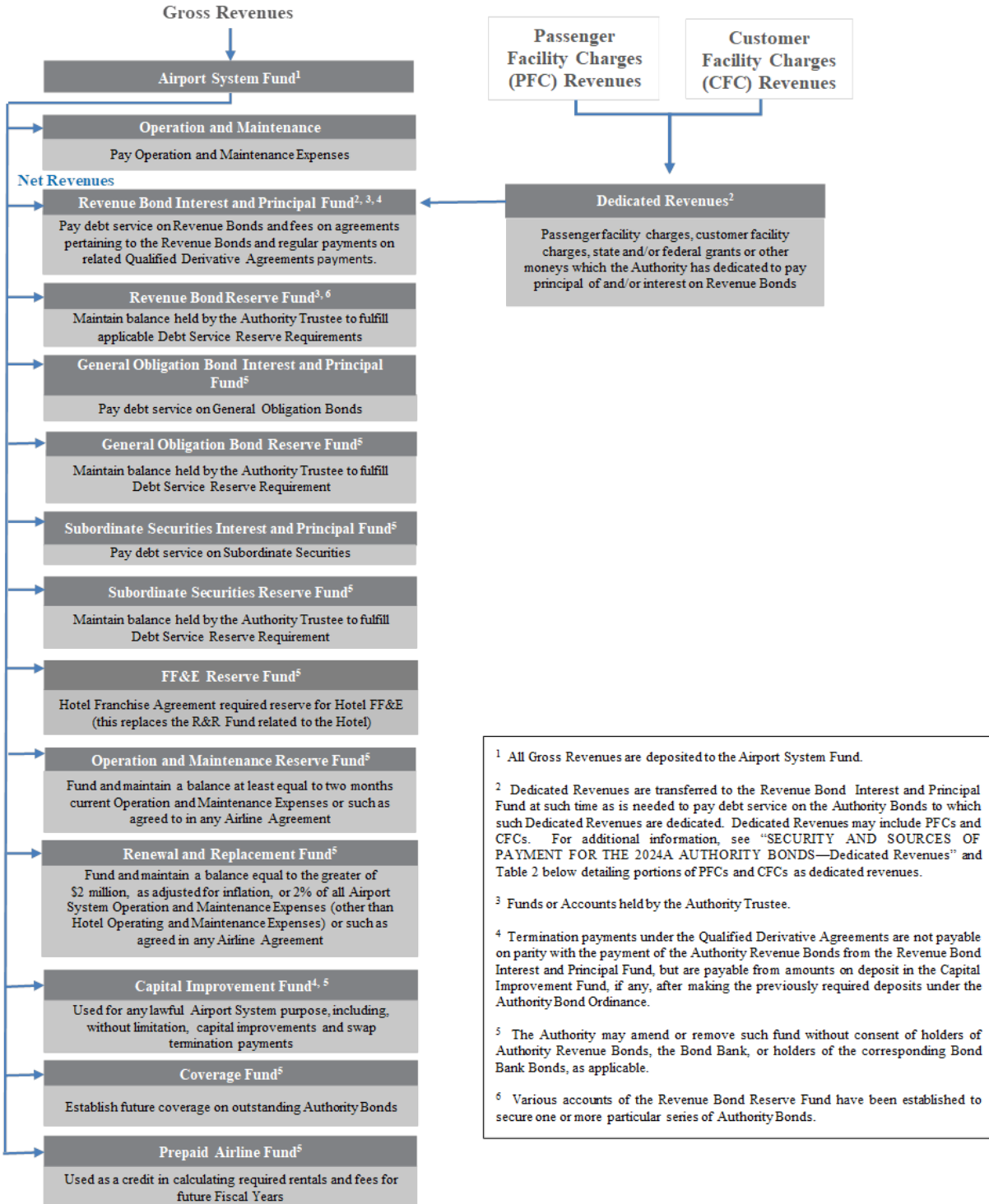
### **Authority Funds and Accounts**

The application of Gross Revenues is governed by the provisions of the Authority Bond Ordinance. The Authority Bond Ordinance creates a special fund designated as the Airport System Fund which is held by the Authority, in which the Authority is required to deposit all Gross Revenues upon receipt by the Authority. The Hotel Account (as defined herein) is a part of the Airport System Fund. Monies held in the Airport System Fund are then applied and deposited into the funds and accounts established pursuant to the Authority Bond Ordinance, as illustrated in the chart below. Gross Revenues in the Airport System Fund are to be applied first to the payment of all current Operation and Maintenance Expenses and then to the Revenue Bond Interest and Principal Fund and Revenue Bond Reserve Fund in the amounts required by the Authority Bond Ordinance. Although certain PFCs, CFCs and other monies of the Authority may be irrevocably designated as Dedicated Revenues pursuant to the Authority Bond Ordinance, such monies will not be pledged to secure Authority Revenue Bonds pursuant to such designations. The Authority may agree to hold such PFCs and other monies of the Authority exclusively to pay a portion of the debt service on Authority Revenue Bonds and related Qualified Derivative Agreement payments, to the extent allowed by law. Revenues remaining after the payment of Operation and Maintenance Expenses, debt service on all Outstanding Authority Bonds, General Obligation Bonds (if any) and Subordinate Securities (if any) (as each is defined herein) and other fund deposit requirements (including the Capital Improvement Fund, FF& E Reserve Fund, and Coverage Fund) are transferred to the Prepaid Airline Fund. See Table 1 below for a visual representation of the flow of funds discussed above. See “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance.”

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**Table 1**

The following chart depicts the flow of funds under the Authority Bond Ordinance:



## Use and Pledge of Amounts in Funds and Accounts

Amounts in the Airport System Fund are not pledged to secure the Authority Revenue Bonds, and all current Operation and Maintenance Expenses of the Airport System are paid prior to making any deposits to the Revenue Bond Interest and Principal Fund. Further, amounts deposited in the General Obligation Bond Interest and Principal Fund and the General Obligation Bond Reserve Fund, if any, are pledged solely for the purpose of securing General Obligation Bonds, if any. Amounts deposited in the Subordinate Securities Interest and Principal Fund and the Subordinate Securities Reserve Fund, if any, are pledged solely for the purpose of securing Subordinate Securities, if any. Amounts in the FF&E Reserve Fund may be used by the Authority for the periodic replacement of the furniture, fixtures and equipment related to the Hotel. Amounts in the Operation and Maintenance Reserve Fund may be used by the Authority to pay Operation and Maintenance Expenses for which amounts are not otherwise available in the Airport System Fund. Amounts in the Renewal and Replacement Fund may be used to pay for any extraordinary costs of replacing depreciable property and equipment of the Airport System and for making extraordinary repairs, replacements or renovations to the Airport System or to pay Operation and Maintenance Expenses for which insufficient amounts are available in the Airport System Fund. Amounts in the Capital Improvement Fund may be used for any lawful Airport System purpose, including without limitation, payment for capital improvements and swap termination payments, if any. Amounts in the Coverage Fund may be used for any lawful purpose of the Authority as set forth below. Amounts in the Prepaid Airline Fund (as described and defined in the Authority Bond Ordinance) may be used for any Airport System purpose deemed necessary by the Authority. Except for amounts in the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund, no amounts in any other Funds and Accounts are pledged to secure the Authority Revenue Bonds. See “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance.”

## Revenue Bond Reserve Fund

The Authority is permitted to establish separate accounts within the Revenue Bond Reserve Fund for one or more series of Authority Revenue Bonds at any time, and from time to time, and to set the applicable Debt Service Reserve Requirement for each such account. Each separate reserve fund account would be subject to the lien of only those particular series of Authority Revenue Bonds for which such account was created and pledged. In addition, the Authority may issue Additional Authority Bonds which do not have a lien on any account of the Revenue Bond Reserve Fund. The following is a summary of the applicable reserve accounts currently held under the Authority Bond Ordinance. All of the Authority’s Reserve Accounts are fully funded to the amount required.

| <u>Revenue Bond Reserve Fund Account</u> | <u>Associated Authority Bonds<sup>(1)</sup></u>                                                                             | <u>Debt Service Reserve Requirement</u> |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 16A-1/22B/23B Account                    | 2016A-1 Authority Bonds; 2022B-1 Authority Bonds; 2022B-2 Authority Bonds; 2023B-1 Authority Bonds; 2023B-2 Authority Bonds | \$28,129,900                            |
| 15A/19C Account*                         | 2015A Authority Bonds <sup>(2)</sup> ; 2019C-1 Authority Bonds; 2019C-2 Authority Bonds                                     | \$16,444,729                            |
| 16A-2/22B-3 Account                      | 2016A-2 Authority Bonds; 2022B-3 Authority Bonds                                                                            | \$3,851,792                             |
| 2019A Account                            | 2019A SRF Authority Bonds                                                                                                   | \$1,381,900                             |
| 2019B Account <sup>(3)</sup>             | 2019B Authority Bonds                                                                                                       | \$14,913,000                            |
| 2019D Account                            | 2019D SRF Authority Bonds                                                                                                   | \$3,500,677                             |

(1) The 2022A and 2023A Authority Bonds have no reserve.

(2) A portion of the callable maturities will be refunded upon issuance of the 2025A-2 Authority Bonds, at which time this account of the Revenue Bond Reserve Fund will be renamed the “15A/19C/25A-2 Account” and secure the 2025A-2 Authority Bonds, the 2019C Authority Bonds and the outstanding and unrefunded 2015A Authority Bonds.

(3) There is a reserve fund policy with Assured Guaranty Municipal Corp. that satisfies the 2019B Debt Service Reserve Requirement (as defined below). All other Reserve Accounts described above are funded with cash and investments.

\* See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Reserve Account for the 2025A Authority Bonds and the Applicable Debt Service Reserve Requirements” below.

Upon issuance of the 2025A Authority Bonds, the 2025A-1 Account of the Revenue Bond Reserve Fund will be created and will secure the 2025A-1 Authority Bonds and the Debt Service Reserve Requirement for such account shall be fully satisfied. After a portion of the 2025A-2 Authority Bonds are issued to refund a portion of the 2015A Authority Bonds, the 2025A-2

Authority Bonds will also be secured by the renamed 15A/19C/25A-2 Account of the Revenue Bond Reserve Fund, on a parity basis with outstanding Series 2019C Authority Bonds and the remaining 2015A Authority Bonds (for such account, collectively, the “Secured Bonds”) and the Debt Service Reserve Requirement (as defined herein) for the 15A/19C/25A-2 Reserve Account shall be fully satisfied. Upon issuance of the 2025A Authority Bonds the 2025A-3 Authority Bonds will also be secured by the 16A-2/22B-3 Account of the Revenue Bond Reserve Fund and such account will be renamed the 16A/22B-3/25A-3 Account and the Debt Service Reserve Requirement for such account will be fully satisfied. The Authority is permitted to satisfy the Debt Service Reserve Requirement for any or all reserve fund accounts, in whole or in part, by the delivery to the Authority Trustee of a surety bond, an insurance policy or a letter of credit. See “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance.”

In any month, if any account in the Revenue Bond Reserve Fund contains less than the respective Debt Service Reserve Requirement for the applicable Authority Revenue Bonds, then on or before the last business day of such month, after making all required payments and provisions for payment of Operation and Maintenance Expenses and after making all required transfers to the Revenue Bond Interest and Principal Fund, the Authority will transfer to such accounts on a pro rata basis an amount sufficient to reestablish the Debt Service Reserve Requirement for such Authority Revenue Bonds. After each Debt Service Reserve Requirement has been accumulated and for so long thereafter as each account of the Revenue Bond Reserve Fund contains such amount, no transfers will be required to be made to the Revenue Bond Reserve Fund. In the event and to the extent that moneys in the Revenue Bond Reserve Fund exceed the total of the combined Debt Service Reserve Requirements, such excess moneys may be released from the Revenue Bond Reserve Fund. Moneys in a particular account will be used to pay the principal of and interest only on the applicable Authority Revenue Bonds in the event and to the extent that available funds in the Revenue Bond Interest and Principal Fund are insufficient for such purpose, and such moneys may also be used to make the final payments for the retirement or defeasance of such Authority Revenue Bonds then outstanding.

Additionally, if the Authority obtains an opinion of bond counsel that the applicable provisions of the Internal Revenue Code of 1986, as amended, and the regulations issued thereunder, and any applicable successor to them, do not permit the use of proceeds of a particular series of any Parity Bonds to fund the entire amount needed to meet the Debt Service Reserve Requirement for such bonds, including at such time as the Authority shall elect to combine the Authority Reserve Account into a Combined Secured Account, then the Authority may, at its option, take up to twenty-four (24) months to deposit the difference between such Debt Service Reserve Requirement, and the portion of such Debt Service Reserve Requirement that may, in the opinion of Bond Counsel, be funded from proceeds of such Parity Bonds (the “Unfunded Portion”) into such Authority Reserve Account, provided that on the first business day of each month of such period the Authority shall deposit into such Authority Reserve Account, in accordance with the provisions of Section 4.05 of the Authority Bond Ordinance, an amount equal to the monthly pro rata allocation of the Unfunded Portion until such Authority Reserve Account contains the Debt Service Reserve Requirement.

### **Reserve Accounts for the 2025A Authority Bonds and the Applicable Debt Service Reserve Requirements**

Upon the issuance of the 2025A-1 Authority Bonds, the 2025A-1 Reserve Account will be created and will thereafter secure the 2025A-1 Authority Bonds and the Debt Service Reserve Requirement for such account shall be fully satisfied. The Debt Service Reserve Requirement for the 2025A-1 Authority Bonds, which will equal not more than the least of the following: (1) the maximum annual principal and interest due on the 2025A-1 Authority Bonds in any future calendar year; (2) 125% of the average annual principal and interest payments due on the 2025A-1 Authority Bonds in any future calendar year; and (3) 10% of the original principal amount of the 2025A-1 Authority Bonds, which amounts shall be calculated by an Authorized Airport representative and communicated to the Authority Trustee (the “25A-1 Debt Service Reserve Requirement”). After the 2025A-2 Authority Bonds are issued and a portion of the 2015A Authority Bonds are refunded, the 2025A-2 Authority Bonds will also be secured by the 15A/19C Account of the Revenue Bond Reserve Fund and such account shall be renamed the 15A/19C/25A-2 Account and the 2025A-2 Authority Bonds shall be secured on parity with the outstanding Series 2019C Authority Bonds and the remaining 2015A Authority Bonds (for such account, collectively, the “Secured Bonds”). Upon issuance of the 2025A Authority Bonds, the 15A/19C/25A-2 Reserve Account shall satisfy the Debt Service Reserve Requirement for such Secured Bonds, which Debt Service Reserve Requirement will equal the least of the following: (1) the maximum annual principal and interest due on the applicable Secured Bonds in any future calendar year; (2) 125% of the average annual principal and interest payments due on the applicable Secured Bonds in any future calendar year; and (3) 10% of the original principal amount of the applicable Secured Bonds, which amounts shall be calculated by an Authorized Airport representative and communicated to the Authority Trustee (the “15A/19C/25A-2 Debt Service Reserve Requirement”). Upon issuance of the 2025A Authority Bonds, the 2025A-3 Authority Bonds will be secured by the 16A-2/22B-3 Account of the Revenue Bond Reserve Fund which will hereafter be renamed the 16A-2/22B-3/25A-3 Account and the 2025A-3 Authority Bonds shall be secured on parity with the outstanding Series 2016A-2 Authority Bonds and the outstanding Series 2022B-3 Authority Bonds (for such account, collectively, the “Taxable Secured Bonds.”) The 16A-2/22B-



3/25A-3 Reserve Account shall initially equal the Debt Service Reserve Requirement for such Taxable Secured Bonds, which will equal the least of the following: (1) the maximum annual principal and interest due on the applicable Taxable Secured Bonds in any future calendar year; (2) 125% of the average annual principal and interest payments due on the applicable Taxable Secured Bonds in any future calendar year; and (3) 10% of the original principal amount of the applicable Taxable Secured Bonds, which amounts shall be calculated by an Authorized Airport representative and communicated to the Authority Trustee (the “16A-2/22B-3/25A-3 Debt Service Reserve Requirement”). At closing, all accounts securing any portion of 2025A Authority Bonds will be fully funded.

The Authority Bond Ordinance permits the Authority to issue Additional Authority Bonds in the future secured by any of the above accounts of the Revenue Bond Reserve Fund and such account or accounts will then secure the applicable Secured Bonds and such other Authority Revenue Bonds the Authority elects to secure with such Reserve Accounts in the future. For any Reserve Account, each applicable Secured Bond, including any 2025A Authority Bonds, will be secured on a pro rata basis with respect to all bonds secured by the applicable Reserve Account.

### **Passenger Facility Charges (PFCs)**

**PFCs** The Authority is authorized by the Federal Aviation Administration (“FAA”) to collect a passenger facility charge (“PFC”) of \$4.50 per eligible enplaned passenger, of which the airlines retain an administrative fee, netting \$4.39 per eligible enplaned passenger to the Authority. The Authority received “use approval” from the FAA for \$635.9 million of PFC revenue for eligible project costs or to pay debt service on Authority Revenue Bonds issued to finance and refinance certain capital improvements at the Airport. As of December 31, 2024, the Authority had \$191.3 million of PFC use authority from the FAA remaining to pay debt service on Authority Revenue Bonds. The Authority collected PFC revenue (excluding interest income) of approximately \$20.5 million in 2024. As of December 31, 2024, the Authority had an unapplied PFC Fund balance of \$23.1 million.

### **Customer Facility Charges (CFCs)**

**CFCs** On March 17, 2006, the Authority adopted an ordinance establishing a customer facility charge (“CFC”) to be collected by rental car companies serving the Airport. Effective May 1, 2006, the rental car companies began to charge and collect a \$3.00 CFC per contract day (up to a maximum of 14 contract days) to be remitted to the Authority for use to pay debt service, capital, and operating costs related to the rental car facilities. Effective February 1, 2010, the Authority implemented, and the rental car companies began to charge and collect, a \$4.00 CFC per contract day (up to a maximum of 14 contract days). Effective March 1, 2019, the Authority implemented, and the rental car companies began to charge and collect, a \$5.00 CFC per contract day (up to a maximum of 14 contract days). Effective January 1, 2025, the Authority implemented, and the rental car companies began to charge and collect a \$6.00 CFC per contract day (up to a maximum of 14 contract days). Under the Authority’s current rate ordinance, the Authority may modify the CFC rate upon 60 days’ written notice to the rental car companies. In the event of an adjustment the Authority will provide the rental car companies with documentation and analysis of expenses supporting the adjustment and shall take into consideration comments from the rental car companies. To date, the Authority has used its CFC revenues for payment of debt service on Authority Revenue Bonds and reimbursing rental car related expenditures. The Authority collected CFC revenue (excluding interest income) of approximately \$10.0 million in 2024. As of December 31, 2024, the Authority had an unapplied CFC Fund balance of \$17.9 million.

### **Dedicated Revenues**

Pursuant to the Authority Bond Ordinance, the Authority may adopt an ordinance or resolution irrevocably designating certain PFCs, CFCs, state and/or federal grants or other moneys not otherwise treated as Gross Revenues, to the extent collected, as Dedicated Revenues (including, without limitation, PFCs and CFCs, as each are defined in “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance”) herein to be used exclusively to pay debt service on certain Authority Revenue Bonds. Although such Dedicated Revenues will not be pledged to secure the Authority Revenue Bonds, by such designation, the Authority will agree to hold and use such Dedicated Revenues exclusively for the payment of debt service on such Authority Revenue Bonds to the extent allowed by law. In such ordinance or resolution, the Authority will elect to exclude the debt service on certain Authority Revenue Bonds in an amount equal to such Dedicated Revenues for purposes of determining compliance with the Rate Covenant and the requirements for issuance of Additional Authority Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Additional Bonds.” In the event that the Authority adopts an ordinance or resolution irrevocably designating certain Dedicated Revenues as described above, the Authority will transfer such Dedicated Revenues into the Revenue Bond Interest and Principal Fund at such time as is necessary to pay debt service when due on such Authority Revenue Bonds.

The Authority adopted resolutions on October 21, 2022, November 17, 2023, and April 18, 2025 irrevocably designating PFC and CFC revenues in the amounts outlined in Table 2 below as Dedicated Revenues under the Authority Bond Ordinance, to the extent collected, to be used exclusively to pay debt service on certain Outstanding Authority Bonds, including CFCs dedicated to the 2022B Authority Bonds and the 2025A Authority Bonds that finance the parking garage expansion, rental car company vehicle storage lot, and ready return lot. This action by the Authority is taken into account by the Airport Consultant in its Report attached as Appendix C and by the Authority in compliance with the Authority Bond Ordinance, as indicated in Table 2 below:

**Table 2**

| <b>EXPECTED PFC AND CFC COLLECTIONS AND AMOUNTS DEDICATED</b> |                                                                   |                                                |                                                                   |                                                |
|---------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------|
|                                                               |                                                                   | <b>\$ (000s)</b>                               |                                                                   |                                                |
| <b><u>Year</u></b>                                            | <b><u>Expected CFC Revenue<br/>(excludes interest income)</u></b> | <b><u>Dedicated<br/>CFCs<sup>(a)</sup></u></b> | <b><u>Expected PFC Revenue<br/>(excludes interest income)</u></b> | <b><u>Dedicated<br/>PFCs<sup>(a)</sup></u></b> |
| 2025                                                          | 11,507                                                            | 6,545                                          | 20,908                                                            | 18,954                                         |
| 2026                                                          | 11,707                                                            | 8,000                                          | 21,261                                                            | 19,346                                         |
| 2027                                                          | 11,910                                                            | 8,000                                          | 21,630                                                            | 19,746                                         |
| 2028                                                          | 12,116                                                            | 8,000                                          | 22,003                                                            | 21,657                                         |
| 2029                                                          | 12,326                                                            | 8,000                                          | 22,384                                                            | 22,041                                         |
| 2030                                                          | 12,537                                                            | 8,000                                          | 22,765                                                            | 22,424                                         |

<sup>(a)</sup> Dedicated CFCs and PFCs reflect amounts anticipated to be used for debt service in each fiscal year, regardless of the CFC or PFC Revenue actually collected in that year.

Source: Indianapolis Airport Authority

See “CAPITAL IMPROVEMENT PROGRAM.” It is the intent of the Authority to use PFC and CFC revenues to pay debt service; however, at this time there has been no action taken by the Authority to provide Dedicated Revenues beyond 2030 for Dedicated Revenues to pay debt service. As described above, any Dedicated Revenues that are not pledged to secure the Authority Revenue Bonds and the application of PFCs to pay debt service on Authority Revenue Bonds will be subject to applicable PFC Regulations. Accordingly, the Authority intends to exclude principal of and interest on certain Authority Revenue Bonds equal to such Dedicated Revenues for purposes of demonstrating debt service coverage under the Rate Covenant and the requirements for issuance of Additional Authority Bonds. All references to the Authority’s debt service coverage in this Official Statement shall mean the debt service coverage as calculated in accordance with the Authority Bond Ordinance. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Rate Covenant” and “—Additional Bonds.”

To the extent the Authority collects less PFC or CFC revenue than dedicated, the Authority may use existing PFC or CFC balances or other revenues, to the extent available, to pay debt service on Authority Revenue Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A Authority Bonds—Rate Covenant” and “—Additional Bonds—*Authority Revenue Bonds*.” At the same time, the Authority could choose to use additional PFC or CFC balances to make debt service payments on Authority Revenue Bonds in any given year, even if such PFC or CFC Revenue has not been dedicated.

From 2020 through 2024, the Authority collected PFC and CFC revenue (excluding interest income) in the following amounts and designated certain of those revenues as Dedicated Revenues as indicated in Table 3 below:

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**Table 3**

| <b>HISTORICAL PFC AND CFC COLLECTIONS AND USE AS DEDICATED REVENUES</b> |                                                         |                                                                   |                                                         |                                               |
|-------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------|
| <u>Year</u>                                                             | <u>CFC Revenue</u><br><u>(excludes interest income)</u> | <u>\$ (000s)</u><br><u>Dedicated</u><br><u>CFCs<sup>(a)</sup></u> | <u>PFC Revenue</u><br><u>(excludes interest income)</u> | <u>Dedicated</u><br><u>PFCs<sup>(a)</sup></u> |
| 2020                                                                    | \$4,347                                                 | \$0                                                               | \$7,918                                                 | \$18,000                                      |
| 2021                                                                    | 6,526                                                   | 0                                                                 | 15,009                                                  | 10,000                                        |
| 2022                                                                    | 8,108                                                   | 0                                                                 | 17,740                                                  | 11,373                                        |
| 2023                                                                    | 9,095                                                   | 3,965                                                             | 18,478                                                  | 19,000                                        |
| 2024                                                                    | 10,014                                                  | 6,546                                                             | 20,506                                                  | 19,000                                        |

<sup>(a)</sup> Dedicated CFCs and PFCs reflect amounts used for debt service in each fiscal year, regardless of the CFC or PFC Revenue actually collected in that year.

Source: Indianapolis Airport Authority

### **Rate Covenant**

The Authority Bond Ordinance establishes a covenant of the Authority that the Authority will at all times fix, charge, impose and collect rentals, rates, fees and other charges for the use of the Airport System sufficient to provide Net Revenues for each Fiscal Year equal to the larger of (i) all amounts required to be deposited in such Fiscal Year into the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund; or (ii) an amount equal to not less than 125% of the annual principal and interest due for all Authority Revenue Bonds for such Fiscal Year (the “*Rate Covenant*”). For the purpose of complying with the Rate Covenant, the Authority will: (a) include within Net Revenues in any Fiscal Year amounts transferred or credited from the Prepaid Airline Fund pursuant to the Authority Bond Ordinance; (b) exclude from interest due on Authority Revenue Bonds any interest paid from moneys in the Capitalized Interest Account; (c) include in such calculation moneys in the Coverage Fund; (d) exclude from the calculation, debt service excluded from the Debt Service Requirement by reason of the dedication of Dedicated Revenues for payment of such debt service as described above under the heading “Dedicated Revenues” above, and (e) exclude any amounts deposited into the FF&E Reserve Fund from Net Revenues for this purpose.

The following table summarizes historical Net Revenues (including moneys in the Coverage Fund and the Prepaid Airline Fund), gross Debt Service Requirements, Dedicated Revenues and debt service coverage calculated pursuant to the Authority Bond Ordinance over the period 2020 through 2024. This information is compiled from information reported in the Authority’s Annual Comprehensive Financial Report (“*ACFR*”) for the year ended December 31, 2023, the 2024 Authority Audited Financial Statements, and the records of the Authority.

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**Table 4**

| <b>HISTORICAL REVENUES AND DEBT SERVICE COVERAGE</b>                                                                                                                                     |                                                                                                                       |                                                       |                                                 |                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------|----------------------------------------------------|
| (\$000s except for coverage)                                                                                                                                                             |                                                                                                                       |                                                       |                                                 |                                                    |
| <u>Fiscal Year</u>                                                                                                                                                                       | Historical Net Revenues<br>(including amounts in the<br>Prepaid Airline Fund and<br>Coverage Fund) <sup>(1)</sup> [A] | Gross Debt Service<br>Requirements <sup>(2)</sup> [B] | <u>Dedicated<br/>Revenues<sup>(3)</sup></u> [C] | Debt Service<br>Coverage Ratio<br><u>{A/[B-C]}</u> |
| 2020                                                                                                                                                                                     | \$99,897                                                                                                              | \$74,280                                              | \$18,000                                        | 1.78x                                              |
| 2021                                                                                                                                                                                     | 125,763                                                                                                               | 74,250                                                | 10,000                                          | 1.96x                                              |
| 2022                                                                                                                                                                                     | 122,947                                                                                                               | 75,849                                                | 11,373                                          | 1.91x                                              |
| 2023                                                                                                                                                                                     | 123,223                                                                                                               | 88,202                                                | 22,965                                          | 1.89x                                              |
| 2024                                                                                                                                                                                     | 131,134                                                                                                               | 94,063                                                | 25,522                                          | 1.91x                                              |
| <sup>(1)</sup> Includes Federal Relief designated as Gross Revenues as follows – 2020 \$38.4 million, 2021 \$25.0 million, 2022 \$25.0 million, 2023 \$13.2 million, 2024 \$5.1 million. |                                                                                                                       |                                                       |                                                 |                                                    |
| <sup>(2)</sup> Amounts may vary from ACFR due to rounding.                                                                                                                               |                                                                                                                       |                                                       |                                                 |                                                    |
| <sup>(3)</sup> See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS.”                                                                                                      |                                                                                                                       |                                                       |                                                 |                                                    |
| Source: Indianapolis Airport Authority                                                                                                                                                   |                                                                                                                       |                                                       |                                                 |                                                    |

The Airline Agreements (as defined herein) provide the mechanism for setting airline rates and charges for use of the Airport System based on an annual budget approved by the Authority which estimates sufficient amounts for, among other things, Operation and Maintenance Expenses, the Debt Service Requirements (net of Dedicated Revenues) and debt service coverage, as calculated in accordance with the Authority Bond Ordinance. The Airline Agreements employ a hybrid rates and charges methodology that features revenue sharing and the ability to ensure the payment of the Authority’s debt service and satisfy the Authority’s Rate Covenant. The current Airline Agreements have a three-year term ending on December 31, 2026, with the option to extend the term for an additional year upon mutual agreement. See “APPENDIX C — REPORT OF THE AIRPORT CONSULTANT.”

The rate-setting mechanism in the Airline Agreements is based on an annual budget approved by the Authority, which estimates amounts sufficient to pay Operation and Maintenance Expenses, fund actual debt service owed by the Authority and provide debt service coverage required under the Authority Bond Ordinance. Under the Airline Agreements, the Authority may adjust rates and charges in the event of a revenue shortfall prior to the end of the fiscal year. Although the Airline Agreements would have permitted the Authority to adjust airline rates and changes in 2020 as a result of the COVID-19 Pandemic (as defined herein), the Authority instead reduced operating and capital expenditures and did not exercise the right to adjust airline rates. See “THE AIRPORT AND AIRPORT SYSTEM—Authority Agreements—*Airline Agreements*,” “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport,” “—Risk of Airline Bankruptcies” and “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Airline Agreements.”

As described above, the Authority may establish rentals, rates, fees and other charges for the use of the Airport System that, in any particular fiscal year, do not provide sufficient Net Revenues on their own, before consideration of moneys on deposit in the Coverage Fund or the Prepaid Airline Fund and without Dedicated Revenues, to satisfy the coverage requirements set forth in the Rate Covenant. In the event that Net Revenues (after including amounts in the Prepaid Airline Fund and excluding Dedicated Revenues from the Debt Service Requirement as described above), together with moneys on deposit in the Coverage Fund, in any Fiscal Year are insufficient to allow the Authority to satisfy the Rate Covenant, the Authority is required under the Authority Bond Ordinance, promptly upon receipt of the annual audit for such Fiscal Year or upon earlier notice of a deficiency by the Treasurer of the Authority, to request an independent airport consultant or airport consulting firm appointed by the Authority to recommend actions to enable the Authority to secure additional funds for remedying such insufficiency, including revising the Authority’s rentals, rates, fees and other charges, reducing Operation and Maintenance Expenses or otherwise changing the method of operation of the Airport System in accordance with law. So long as the Authority substantially complies in a timely fashion with the recommendations of such airport consultant, the Authority will not be deemed to have defaulted in the performance of its duties under the Authority Bond Ordinance even if the resulting Net Revenues, together with moneys on deposit in the Coverage Fund, are not sufficient to be in compliance with the Rate Covenant, so long as there is no other default under the Authority Bond Ordinance.

## Airport Liquidity

The Authority had \$382.8 million in available liquidity (cash for operations and debt service) as of December 31, 2024. The Authority believes it is prudent to have a level of funds on hand that are available to pay operating expenses and debt service in the event of unforeseen and temporary periods of business interruption when Gross Revenues may be diminished and has adopted financial policies (Resolution No. 11-2014) seeking to maintain a minimum of 400 days cash on hand, with a target of 500 days, to be available for operation and maintenance expenses. As of December 31, 2024, the Authority had \$211.6 million, equivalent to 583 days available cash on hand for 2025 expected operating expenses (excluding amounts in the Customer Facility Charge Fund). Throughout the 2025-2030 projection period, the Authority estimates that days on hand will remain above the minimum of 400 days of the following year's expected operating expenses.

**Table 5**

| <b>AIRPORT LIQUIDITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |                            |                            |                            |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | As of<br>December 31, 2020 | As of<br>December 31, 2021 | As of<br>December 31, 2022 | As of<br>December 31, 2023 | As of<br>December 31, 2024 |
| <i>Balances (in \$millions)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |                            |                            |                            |                            |
| <i>Available for O&amp;M Expenses</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |                            |                            |                            |                            |
| Airport System Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$56.9                     | \$62.4                     | \$85.0                     | \$96.7                     | \$90.9                     |
| Operation & Maintenance Reserve Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 14.1                       | 14.6                       | 16.9                       | 19.2                       | 20.7                       |
| Prepaid Airline Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 8.6                        | 5.7                        | 3.5                        | 1.8                        | 2.1                        |
| Capital Improvement Fund*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 65.6                       | 83.3                       | 66.9                       | 69.9                       | 72.6                       |
| Renewal & Replacement Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2.8                        | 2.9                        | 3.3                        | 3.7                        | 3.9                        |
| Coverage Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 17.2                       | 17.2                       | 21.3                       | 21.3                       | 21.4                       |
| Customer Facility Charge Fund**                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 17.6                       | 23.8                       | 8.5                        | 14.9                       | 17.9                       |
| Undrawn Federal Relief Funds***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 14.1                       | 39.2                       | 18.3                       | 0.0                        | 0.0                        |
| Total Available for O&M Expenses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 196.9                      | 249.1                      | 223.7                      | 227.5                      | 229.5                      |
| <i>Restricted for Debt Service</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                            |                            |                            |                            |
| Passenger Facility Charge Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 9.4                        | 13.6                       | 19.7                       | 20.7                       | 23.1                       |
| Revenue Bond Principal and Interest Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 54.0                       | 54.9                       | 58.4                       | 68.6                       | 76.9                       |
| Revenue Bond Reserve Fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 55.7                       | 55.2                       | 57.0                       | 57.2                       | 53.3                       |
| Total Restricted for Debt Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 119.1                      | 123.7                      | 135.1                      | 146.5                      | 153.3                      |
| Total Cash Available for Operations and Debt Service****                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$316.0                    | \$372.8                    | \$358.8                    | \$374.0                    | \$382.8                    |
| <p>* Includes amounts of \$49.2 million in 2020, \$53.0 million in 2021, \$53.2 million in 2022, \$49.2 million in 2023 and \$7.5 million in 2024, not committed to capital improvements or other uses. In addition, on December 31, 2024, the Authority had approximately \$43.0 million of federal and state grant expenditure reimbursements expected to be drawn during 2025.</p> <p>**The Authority's total unreimbursed expenses reimbursable by CFCs exceed the cash balance in each period.</p> <p>*** On January 24, 2023, the Authority drew and deposited to the Airport System Fund \$18.3 million of federal relief funds, which closed out the last of the Authority's federal relief grants. On December 31, 2023, there was \$5.1 million remaining in the Airport System Fund, which the Authority recognized as Gross Revenues during 2024 reducing the unapplied amount of federal relief funds to \$0 on December 31, 2024.</p> <p>**** This presentation includes undrawn federal relief funds, which are not presented in the Authority's 2020, 2021, and 2022 financial statements as cash and cash equivalent balances, excludes deposits and petty cash, and the Capital Improvement Fund is presented net of funds due back to the FAA. This presentation also excludes capital project construction funds funded by 2022B and 2023B bond proceeds.</p> <p>Source: Indianapolis Airport Authority</p> |                            |                            |                            |                            |                            |

## Additional Bonds

**Authority Revenue Bonds.** The Authority Bond Ordinance provides that the Authority may issue, for any lawful Airport System purpose, one or more series of additional revenue bonds ("*Additional Authority Bonds*"), payable from and secured by a lien on Net Revenues on parity with the Authority Revenue Bonds, except with respect to the Revenue Bond Reserve Fund, upon satisfaction of the following conditions:

- a) **No Default.** An Authorized Airport Representative must certify that, upon the issuance of such series of Additional Authority Bonds, the Authority will not be in default under any term or provision of any Authority Revenue Bonds then outstanding or any ordinance authorizing the issuance of such Authority Revenue Bonds;
- b) **Proper Fund Balances.** An Authorized Airport Representative must certify that, upon the issuance of such series of Additional Authority Bonds, (i) the Revenue Bond Interest and Principal Fund will contain the amounts required to be deposited therein and (ii) the account of the Revenue Bond Reserve Fund, if any, which is held for the benefit of such series of Additional Authority Bonds will contain the amounts required at such time to be on deposit therein;

c) *Historical Coverage on Outstanding Authority Bonds.* An Authorized Airport Representative must certify that, either for the Authority's most recent complete Fiscal Year or for any consecutive 12 out of the most recent 18 months, Net Revenues, together with monies in the Coverage Fund, but less any deposits to the FF& E Reserve Fund, were equal to at least 125% of the Debt Service Requirement for all Authority Revenue Bonds for such period (without taking into account the Debt Service Requirement for the proposed Additional Authority Bonds);

d) *Coverage for Additional Authority Bonds.* The Authority must also submit to the Authority Trustee either of the following: (i) a certification by an Authorized Airport Representative of the Authority that, for either the Authority's most recent Fiscal Year or for any consecutive 12 months out of the most recent 18 months, the Net Revenues, together with monies in the Coverage Fund, but less any deposits to the FF&E Reserve Fund, were equal to at least 125% of the Debt Service Requirement for all Outstanding Authority Bonds, including the proposed Additional Authority Bonds in any future Fiscal Year; or (ii) a report of an airport consultant setting forth projections indicating that, based on the Authority's expectations, the estimated Net Revenues but less any deposits to the FF&E Reserve Fund, for each of three consecutive Fiscal Years beginning on the earlier of (A) the first Fiscal Year following the estimated date of completion and initial use of any of the revenue producing facilities to be financed with such series of Additional Authority Bonds, based upon a certified, written estimated completion date by the consulting engineer for such facility or facilities, or (B) the first Fiscal Year in which the Authority will have any scheduled payments of interest on or principal of the series of Additional Authority Bonds to be issued, for the payment of which provision has not been made as indicated in the report of such airport consultant from the proceeds of such series of Additional Authority Bonds, investment income thereon or other appropriated sources (other than Net Revenues) are, together with the moneys in the Coverage Fund, at least equal to 125% of the Debt Service Requirement for all Authority Revenue Bonds for such period scheduled to occur during each such respective Fiscal Year after taking into consideration the additional Debt Service Requirement for the series of Additional Authority Bonds to be issued. The Authority has requested that Landrum & Brown, Incorporated provide a report certifying the satisfaction of such requirement. See "APPENDIX C — REPORT OF THE AIRPORT CONSULTANT."

For all purposes of (c) and (d) above, (i) any principal or interest on Authority Revenue Bonds which is payable from Dedicated Revenues may be excluded from the Debt Service Requirement for such Authority Revenue Bonds; (ii) any amount transferred or credited from the Prepaid Airline Fund to the Airport System Fund is included in Net Revenues for such Fiscal Year; and (iii) any interest due on Authority Revenue Bonds that is paid from moneys in the Capitalized Interest Account is excluded from the Debt Service Requirement.

e) *Bond Ordinance Requirement.* The supplemental bond ordinance authorizing such series of Additional Authority Bonds must meet the applicable requirements set out in the Authority Bond Ordinance.

See "APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance."

***Authority Completion Revenue Bonds.*** The Authority reserves the right in the Authority Bond Ordinance to issue one or more series of Additional Authority Bonds to pay the cost of completing any project for which Authority Revenue Bonds have been previously issued (individually and collectively, "*Completion Revenue Bonds*") without complying with the general requirements for Additional Authority Bonds described under subparagraphs (c) and (d) under "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—*Authority Revenue Bonds*" above. Prior to the issuance of any series of Completion Revenue Bonds, the Authority must provide, in addition to the applicable certificates required by subparagraphs (a) and (b) under "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Additional Bonds—*Authority Revenue Bonds*" above, (a) a certificate from the consulting engineer engaged by the Authority to design the project for which the Completion Revenue Bonds are to be issued stating that such project has not been materially changed in scope since the issuance of the most recent series of Authority Revenue Bonds issued for such purpose (except as permitted in the applicable ordinance authorizing such Authority Revenue Bonds) and setting forth the aggregate cost of such project which, in the opinion of such consulting engineer, has been or will be incurred; and (b) a certificate of an Authorized Airport Representative (i) stating that all amounts allocated to pay the costs of such project from the proceeds of the most recent series of Authority Revenue Bonds issued in connection with such project for which the Completion Revenue Bonds are being issued were used or are still available to be used to pay the costs of such project, (ii) containing a calculation of the amount by which the aggregate cost of such project as furnished in the consulting engineer's certificate exceeds the sum of the costs of such project paid to such date plus the monies available at such date within any construction fund or other like account applicable to such project plus any other monies which the Authorized Airport Representative, in his discretion, has determined

are available to pay such costs in any other fund, and (iii) certifying that, in the opinion of the Authorized Airport Representative, the issuance of the Completion Revenue Bonds is necessary to provide funds for the completion of such project.

### **Subordinate Securities**

Under the Authority Bond Ordinance, the Authority may issue or incur, for any lawful Airport System purpose, one or more series of revenue bonds, notes or other obligations secured in whole or in part by a lien on Net Revenues junior and subordinate to the lien on Net Revenues securing payment of the 2025A Authority Bonds and other Outstanding Authority Bonds (“*Subordinate Securities*”). Subordinate Securities may be further secured by any other lawfully available source of payment and need not be issued on parity with one another. The agreements with respect to the issuance of the Subordinate Securities cannot require that a default or an event of default thereunder will create an event of default under the Authority Bond Ordinance. The Authority currently has no Subordinate Securities outstanding under the Authority Bond Ordinance and has no current plans to issue Subordinate Securities, however, the Authority may nevertheless decide to issue Subordinate Securities in the future. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Outstanding Authority Subordinate Bonds and 2025A Authority Bonds.”

### **General Obligation Bonds**

The Authority Act permits the Authority Board to authorize the issuance of general obligation bonds of the Authority (“*General Obligation Bonds*”) for the purpose of procuring funds to pay the costs of acquiring real property, or constructing, enlarging, improving, remodeling, repairing or equipping buildings, structures, runways or other facilities, for use as or in connection with or for administrative purposes of the Airport System. For the purpose of raising money to pay all General Obligation Bonds and any interest on them, the Authority Board may levy each year a special tax upon all of the property, both real and personal, located within the territorial limits of the County, in a manner and in an amount to meet and pay the principal of the General Obligation Bonds as they severally mature, together with all interest accruing on them. Any taxes collected for the purpose of paying principal and interest on General Obligation Bonds are not Gross Revenues and are not pledged to payment of Authority Revenue Bonds. The Authority Bond Ordinance provides that after funding of the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund, Net Revenues may be deposited into the General Obligation Bond Interest and Principal Fund to pay debt service on General Obligation Bonds. Although the Authority has no General Obligation Bonds outstanding and has no plans to issue General Obligation Bonds, the Authority may nevertheless decide to issue General Obligation Bonds in the future.

### **Special Purpose Facilities Bonds**

Under the Authority Bond Ordinance, the Authority reserves the right to issue one or more series of bonds to finance and refinance the cost of any Special Purpose Facilities (“*Special Purpose Facilities Bonds*”), including all reserves required therefor, all related costs of issuance and other amounts reasonably relating thereto; provided, that such Special Purpose Facilities Bonds will be payable solely from payments by Special Purpose Facilities lessees and/or other security not provided by the Authority. Each Special Purpose Facilities lease must provide that an Airport System improvement or facility is leased by the Authority to a lessee which agrees to pay (i) all of the debt service requirements for the Special Purpose Facilities Bonds issued to finance the Special Purpose Facility and (ii) all administrative expenses allocable to the Special Purpose Facility. In no event will any Gross Revenues or Net Revenues or any other amounts held in any other fund or account maintained by the Authority as security for the Authority Revenue Bonds or for the construction, operation, maintenance or repair of the Airport System be pledged to the payment of Special Purpose Facilities Bonds or to the payment of any lessee expenses of operation and maintenance of Special Purpose Facilities. The Authority has issued and, in the future, may issue one or more additional series of Special Purpose Facilities Bonds for one or more airlines or entities which conduct operations at the Airport System. See “THE AIRPORT AND AIRPORT SYSTEM—Facilities—*Maintenance Facilities*” herein.

### **Events of Defaults and Remedies; No Acceleration**

The “Events of Default” under the Authority Bond Ordinance and related remedies are described in “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance,” in particular, in the section “—Events of Default and Remedies of Owners of Revenue Bonds.” The occurrence of an Event of Default under the Authority Bond Ordinance does not grant any right to accelerate payment of the Authority Revenue Bonds to either the Authority Trustee, the Bond Bank (as owner of the Authority Revenue Bonds), the Bond Bank Trustee or the holders of the Bond Bank Bonds. The Authority Trustee and the Bond Bank are authorized to take certain actions upon the occurrence of an Event of Default under the Authority Bond Ordinance, including initiating proceedings to enforce the obligations of the Authority under the

Authority Bond Ordinance including the Rate Covenant. However, because (a) Net Revenues constitute Gross Revenues after payment of all Operation and Maintenance Expenses, and (b) under current law, the Authority is not subject to involuntary bankruptcy proceedings, the Authority may be able to continue indefinitely collecting revenues and applying them to the operation of the Airport System even if an Event of Default under the Authority Bond Ordinance has occurred and no payments are being made on the Authority Revenue Bonds. In the event that no payments or insufficient payments are being made on the Authority Revenue Bonds, there will be insufficient amounts available for payment of the Bond Bank Bonds.

#### **Bond-Related Risks**

*Limited Liability of the Authority; No Additional Security.* The 2025A Authority Bonds are payable solely from Net Revenues of the Airport System as described in the Authority Bond Ordinance and other amounts included in the Trust Estate described therein, including funds on deposit in the Reserve Account that secures the 2025A Authority Bonds, as described herein. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS.”

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## AUTHORITY REVENUE BOND DEBT SERVICE REQUIREMENTS

The following table shows the annual Debt Service Requirements due on all Outstanding Authority Bonds. For a breakdown of the Debt Service Requirements for each series of Outstanding Authority Bonds, see “APPENDIX F—DEBT SERVICE REQUIREMENTS OF OUTSTANDING AUTHORITY BONDS.”

**Table 6**

### OUTSTANDING AUTHORITY BONDS DEBT SERVICE REQUIREMENTS 2025A Authority Bonds<sup>(1)</sup>

| <u>Year Ended</u><br><u>Jan. 1</u> | <u>Debt Service</u><br><u>Requirements</u><br><u>of Outstanding</u><br><u>Authority</u><br><u>Bonds</u> <sup>(1)</sup> | <u>2025A-1</u><br><u>Principal or</u><br><u>Sinking</u><br><u>Fund</u><br><u>Installment</u> | <u>2025A-1</u><br><u>Interest</u> | <u>2025A-2</u><br><u>Principal or</u><br><u>Sinking</u><br><u>Fund</u><br><u>Installment</u> | <u>2025A-2</u><br><u>Interest</u> | <u>2025A-3</u><br><u>Principal or</u><br><u>Sinking</u><br><u>Fund</u><br><u>Installment</u> | <u>2025A-3</u><br><u>Interest</u> | <u>Total Authority</u><br><u>Revenue Bond</u><br><u>Debt Service</u><br><u>Requirements</u> <sup>(2)</sup> |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------------|
| 2026                               | \$97,570,165                                                                                                           | \$-                                                                                          | \$5,010,240                       | \$-                                                                                          | \$3,852,765                       | \$-                                                                                          | \$352,895                         | \$106,786,066                                                                                              |
| 2027                               | 96,670,715                                                                                                             | -                                                                                            | 8,198,575                         | -                                                                                            | 6,304,525                         | 335,000                                                                                      | 577,465                           | 112,086,280                                                                                                |
| 2028                               | 78,143,998                                                                                                             | -                                                                                            | 8,198,575                         | 18,955,000                                                                                   | 6,304,525                         | 350,000                                                                                      | 562,286                           | 112,514,384                                                                                                |
| 2029                               | 78,578,453                                                                                                             | -                                                                                            | 8,198,575                         | 16,455,000                                                                                   | 5,356,775                         | 365,000                                                                                      | 546,284                           | 109,500,088                                                                                                |
| 2030                               | 77,590,568                                                                                                             | -                                                                                            | 8,198,575                         | 17,310,000                                                                                   | 4,534,025                         | 380,000                                                                                      | 529,104                           | 108,542,272                                                                                                |
| 2031                               | 77,796,200                                                                                                             | 480,000                                                                                      | 8,198,575                         | 18,220,000                                                                                   | 3,668,525                         | 400,000                                                                                      | 510,837                           | 109,274,137                                                                                                |
| 2032                               | 78,039,180                                                                                                             | 955,000                                                                                      | 8,174,575                         | 19,165,000                                                                                   | 2,757,525                         | 420,000                                                                                      | 490,789                           | 110,002,069                                                                                                |
| 2033                               | 78,296,983                                                                                                             | 830,000                                                                                      | 8,126,825                         | 20,165,000                                                                                   | 1,799,275                         | 440,000                                                                                      | 469,319                           | 110,127,401                                                                                                |
| 2034                               | 65,295,876                                                                                                             | 825,000                                                                                      | 8,085,325                         | 1,055,000                                                                                    | 791,025                           | 465,000                                                                                      | 446,302                           | 76,963,529                                                                                                 |
| 2035                               | 65,803,555                                                                                                             | 1,140,000                                                                                    | 8,044,075                         | 1,110,000                                                                                    | 738,275                           | 490,000                                                                                      | 421,653                           | 77,747,557                                                                                                 |
| 2036                               | 46,314,144                                                                                                             | 1,475,000                                                                                    | 7,987,075                         | 455,000                                                                                      | 682,775                           | 515,000                                                                                      | 395,188                           | 57,824,182                                                                                                 |
| 2037                               | 33,224,883                                                                                                             | 1,865,000                                                                                    | 7,913,325                         | 475,000                                                                                      | 660,025                           | 545,000                                                                                      | 366,806                           | 45,050,039                                                                                                 |
| 2038                               | 27,475,076                                                                                                             | 2,225,000                                                                                    | 7,820,075                         | 500,000                                                                                      | 636,275                           | 575,000                                                                                      | 336,226                           | 39,567,652                                                                                                 |
| 2039                               | 27,475,769                                                                                                             | 2,645,000                                                                                    | 7,708,825                         | 525,000                                                                                      | 611,275                           | 610,000                                                                                      | 303,560                           | 39,879,429                                                                                                 |
| 2040                               | 28,065,126                                                                                                             | 2,775,000                                                                                    | 7,576,575                         | 550,000                                                                                      | 585,025                           | 640,000                                                                                      | 268,479                           | 40,460,205                                                                                                 |
| 2041                               | 28,059,683                                                                                                             | 2,915,000                                                                                    | 7,437,825                         | 575,000                                                                                      | 557,525                           | 680,000                                                                                      | 231,289                           | 40,456,321                                                                                                 |
| 2042                               | 21,780,478                                                                                                             | 3,060,000                                                                                    | 7,292,075                         | 610,000                                                                                      | 527,338                           | 720,000                                                                                      | 190,278                           | 34,180,168                                                                                                 |
| 2043                               | 21,535,545                                                                                                             | 3,215,000                                                                                    | 7,139,075                         | 640,000                                                                                      | 495,313                           | 765,000                                                                                      | 146,855                           | 33,936,787                                                                                                 |
| 2044                               | 18,247,663                                                                                                             | 3,375,000                                                                                    | 6,978,325                         | 675,000                                                                                      | 461,713                           | 810,000                                                                                      | 100,718                           | 30,648,418                                                                                                 |
| 2045                               | 18,246,115                                                                                                             | 3,545,000                                                                                    | 6,809,575                         | 710,000                                                                                      | 426,275                           | 860,000                                                                                      | 51,867                            | 30,648,832                                                                                                 |
| 2046                               | 18,240,005                                                                                                             | 3,720,000                                                                                    | 6,632,325                         | 580,000                                                                                      | 389,000                           | -                                                                                            | -                                 | 29,561,330                                                                                                 |
| 2047                               | 18,247,593                                                                                                             | 3,915,000                                                                                    | 6,437,025                         | 615,000                                                                                      | 357,100                           | -                                                                                            | -                                 | 29,571,718                                                                                                 |
| 2048                               | 18,241,940                                                                                                             | 4,120,000                                                                                    | 6,231,488                         | 650,000                                                                                      | 323,275                           | -                                                                                            | -                                 | 29,566,703                                                                                                 |
| 2049                               | 18,242,323                                                                                                             | 4,340,000                                                                                    | 6,015,188                         | 685,000                                                                                      | 287,525                           | -                                                                                            | -                                 | 29,570,035                                                                                                 |
| 2050                               | 18,236,975                                                                                                             | 4,565,000                                                                                    | 5,787,338                         | 720,000                                                                                      | 249,850                           | -                                                                                            | -                                 | 29,559,163                                                                                                 |
| 2051                               | 11,905,838                                                                                                             | 4,805,000                                                                                    | 5,547,675                         | 760,000                                                                                      | 210,250                           | -                                                                                            | -                                 | 23,228,763                                                                                                 |
| 2052                               | 11,900,445                                                                                                             | 5,060,000                                                                                    | 5,295,413                         | 800,000                                                                                      | 172,250                           | -                                                                                            | -                                 | 23,228,108                                                                                                 |
| 2053                               | 11,901,510                                                                                                             | 5,325,000                                                                                    | 5,029,763                         | 840,000                                                                                      | 132,250                           | -                                                                                            | -                                 | 23,228,523                                                                                                 |
| 2054                               | 1,377,520                                                                                                              | 5,605,000                                                                                    | 4,750,200                         | 880,000                                                                                      | 90,250                            | -                                                                                            | -                                 | 12,702,970                                                                                                 |
| 2055                               | -                                                                                                                      | 84,875,000                                                                                   | 4,455,938                         | 925,000                                                                                      | 46,250                            | -                                                                                            | -                                 | 90,302,188                                                                                                 |

(1) Excludes the 2015A Authority Bonds that are partially defeased upon the issuance of the 2025A Authority Bonds.

(2) A portion of principal and interest due on the Outstanding Authority Bonds and the 2025A Authority Bonds may be paid with PFCs and CFCs, in addition to those that may be designated as Dedicated Revenues. Totals may not add due to rounding.

## THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK

### Powers and Purposes

The Bond Bank is a body corporate and politic separate from the City. The address of the Bond Bank is Suite 2260, City-County Building, 200 East Washington Street, Indianapolis, Indiana 46204. The Bond Bank was created by the Bond Bank Act for the purpose of buying and selling securities of certain qualified entities, including the City, the County, all special taxing districts of the City, all entities whose tax levies are subject to review and modification by the Council and certain authorities or entities that lease land or facilities to other qualified entities. The Bond Bank was created under the Bond Bank Act for the purpose of helping eligible qualified entities lower their respective borrowing costs by having the Bond Bank purchase their debt obligations at interest rates favorable to the qualified entities. The Authority is a Qualified Entity under the Bond Bank Act. To accomplish its purpose, the Bond Bank may issue bonds or notes. The Bond Bank has no taxing power. The Bond Bank has general powers which include the power to enter into, make and perform contracts of every lawful kind to accomplish its purpose. The Bond Bank's structure allows for the centralized management and supervision of all debt issued by such entities. By coordinating all locally-issued debt, including general obligation and revenue bonds, the Bond Bank provides leadership and guidance through the capital markets and the sale of municipal bonds and other debt instruments.

### Board of Directors of the Bond Bank

The Bond Bank is governed by a five-member board of directors (the "*Bond Bank Board*") appointed by the Mayor of the City. The directors appoint an executive director who serves as secretary-treasurer of the board. The directors each serve for terms of three years and may be reappointed. A director serves until their replacement is appointed and qualified. No director may be an officer of the City, the County or any other Qualified Entity. The current members of the Bond Bank Board, their positions and their principal occupations are as follows:

| Name                  | Position         | Term Expires:  | Occupation                                                     |
|-----------------------|------------------|----------------|----------------------------------------------------------------|
| <b>Norman Gurwitz</b> | Chairperson      | April 30, 2027 | Business Consultant, Self-Employed                             |
| <b>Michael Carter</b> | Vice Chairperson | April 30, 2027 | Director, Analytics and Artificial Intelligence, Cummins, Inc. |
| <b>Marlene Dotson</b> | Member           | April 30, 2027 | President and CEO of the Indiana Latino Institute              |
| <b>Melody Park</b>    | Member           | April 30, 2027 | Owner's Representative of Pacer's Sports and Entertainment     |
| <b>Frank Short</b>    | Member           | April 30, 2027 | Washington Township Trustee                                    |

**Joseph Glass** began as Executive Director and General Counsel to the Bond Bank in May 2023. He previously served as Deputy General Counsel for the Bond Bank from March 2018 until June 2021, when he was appointed Director of the Office of Audit and Performance of the City of Indianapolis by Mayor Joe Hogsett. Mr. Glass is a 2014 graduate of Indianapolis University Robert H. McKinney School of Law and holds a Bachelor's degree from Marquette University.

**Karen Strunk**, Deputy Director, joined the Bond Bank in August 2017 after serving as a summer intern. A native of Indianapolis, Karen graduated from Indiana University – Bloomington with a Bachelor's degree in Public Affairs from the School of Public and Environmental Affairs (SPEA) in 2016, majoring in Public Financial Management and Policy Analysis. Her previous work experiences include working on Congressional and State House Campaigns. She served on the Board of Directors for the Indiana Youth Rugby Foundation for six years as President and Treasurer and continues involvement by playing and serving as treasurer for a local women's club.

**Laurie Canatsey**, Chief Financial Officer, has been employed with the Bond Bank since October 2000. She served as the Finance Assistant from October 2000 to June 2005 before being promoted to Finance Manager. Since February 2020, Laurie has served as the Chief Financial Officer of the Bond Bank. Her previous professional experience includes administrative positions

with the Indiana Health Professions Bureau and the Indiana Family & Social Services Administration. She proudly served in the United States Marine Corps from 1993-1995. She holds a bachelor's degree and a Graduate Certificate in Public Management from Indiana University (Indiana University—Indianapolis campus). Ms. Canatsey currently serves on the board of the Warren Arts and Education Foundation.

**David Lichtenberger**, Deputy General Counsel, joined the Bond Bank in January 2022. He graduated from Hope College in 2002 with a Bachelor of Arts in History and Political Science. Immediately after graduation, he attended Indiana University Robert H. McKinney School of law and graduated in December 2004. After law school, Mr. Lichtenberger worked in private law firms before he joined the Office of Corporation Counsel for the City of Indianapolis in 2011. While at the Office of Corporation Counsel, he represented various city and county entities in the counseling section.

**Isaiah Kuch**, Senior Project Manager, joined the Bond Bank in 2010 and serves as a Project Manager. He received his Bachelor's degree in Economics from La Salle University in Philadelphia, Pennsylvania in 2007, shortly after he entered the United States through *The Lost Boys of Sudan Program*. While at La Salle, he also minored in Business Administration. After his undergraduate studies, Mr. Kuch attended Indiana University, School of Public and Environmental Affairs (SPEA) where he received his Master's degree in Public Financial Administration, Economic Development, and Policy Analysis. During his tenure at SPEA, as the Eads Fellow and the City of Indianapolis Urban Fellow, he worked at the Mayor's Office of Enterprise Development.

**Alicia Cardoza-Regalado**, Project Manager, joined the Bond Bank in 2022 and currently serves as a Project Manager. Cardoza-Regalado received her Bachelor's degree in Mathematics from Marian University in 2021. Her previous work experience include working for the Indianapolis Mayor's Office as a Mayor's Neighborhood Advocate and as a Financial Analyst at the Diversity & Innovation Institute working on financial analysis, budgeting, forecasting, and sustainability. She currently serves on the Mayor's Latino Advisory Council, where she chairs the Leadership Committee.

### **Other Programs; Outstanding Indebtedness**

Under the Bond Bank Act, the Bond Bank is authorized to issue other series of notes or bonds to finance different programs to accomplish its purposes. Under separate Indentures and other instruments authorized under the Bond Bank Act, the Bond Bank has previously issued and had outstanding as of March 1, 2025, an aggregate long-term principal amount of approximately \$4,376,701,000 in separate program obligations, including many obligations for the Authority. All such obligations are and will be secured separately and independently from the 2025B Bond Bank Bonds and do not and will not constitute Bonds under the Indenture or for purposes of this Official Statement.

Further, as of the date of this Official Statement, the Bond Bank is considering undertaking other financings for qualified entities other than the Authority for purposes authorized by and in accordance with the procedures set forth in the Bond Bank Act. The obligations issued by the Bond Bank in connection with any and all such financings, if any, will be secured separately from the 2025B Bond Bank Bonds and will not constitute Bonds under the Indenture or for purposes of this Official Statement.

## **THE INDIANAPOLIS AIRPORT AUTHORITY**

### **Powers and Purposes**

In 1962, the City Council of the City, the Mayor of the City and the County Council of the County created the Authority pursuant to the Authority Act as a municipal corporation, separate from the City and the County. The Authority Act authorizes the Authority to own and operate public airports. The Authority is empowered to do all things necessary or reasonably incident to carrying out the purposes of the Authority Act, including the power to (i) acquire, establish, construct, improve, equip, maintain, control, lease and regulate municipal airports, landing fields and other air navigation facilities, either inside or outside the district; (ii) manage and operate airports, landing fields and other air navigation facilities acquired or maintained by the Authority; (iii) adopt a schedule of reasonable charges and to collect them from all users of facilities and services within the district; (iv) lease all or part of an airport, landing field or any buildings or other structures, and fix, charge and collect rentals, tolls, fees, and charges to be paid for the use of the whole or a part of the airports, landing fields or other air navigation facilities by aircraft landing there and for the servicing of the aircraft; (v) make rules and regulations, consistent with laws regarding air commerce, for management and control of its airports,

landing fields, air navigation facilities and other property under its control; and (vi) incur indebtedness in accordance with the Authority Act.

## **Authority Board**

The Authority is governed by the Authority Board, which is its executive and legislative body. The Authority Board consists of eleven members: (a) six of whom are appointed by the Mayor of the City, (b) one of whom is appointed by the President of the City-County Council of the City, and (c) four of whom are appointed by each of the following: the Hendricks County Board of Commissioners, the Hamilton County Board of Commissioners, the Hancock County Board of Commissioners and the Morgan County Board of Commissioners, which select one member each. No more than four of the Authority Board members appointed under clauses (a) and (b) may belong to the same political party; each member of the Authority Board appointed under clauses (a) and (b) must reside in the County. The Hendricks County appointee must reside in Guilford Township of Hendricks County, in which a portion of the Airport System is situated.

Each Authority Board member is appointed for a term of four years and serves until a successor is appointed and qualified by the officer or entity that appointed such Authority Board member. Each Authority Board member is also eligible for reappointment and is subject to removal by impeachment. Any vacancy on the Authority Board is filled by appointment by the entity that appointed such Authority Board member, for the remainder of the unexpired term.

The members of the Authority Board are:

**Barbara Glass**, as President of the Authority, was appointed by the Mayor of Indianapolis in 2016. A lifelong resident of the city, Ms. Glass has had an extensive career in public service, serving in several positions in state and local government including 12 years as vice chairperson of the Indiana Alcohol and Tobacco Commission. She also served on Mayor Bart Peterson's Crime Prevention Task Force and on the Indianapolis Historic Preservation Commission. Ms. Glass is a graduate of the Kelley School of Business at Indiana University. Ms. Glass' term expires December 31, 2027.

**Steven Dillinger**, as Vice President of the Authority, was reappointed by the Hamilton County Commissioners in 2016. As owner of S.C. Dillinger & Associates Insurance Agency, Mr. Dillinger has provided insurance and financial planning services to his clients for 37 years. A lifelong resident of Hamilton County, Mr. Dillinger has a long record of local government and community service. Mr. Dillinger has served as a Hamilton County Commissioner since 1989, and is a member of the county's solid waste, drainage, and finance boards. Mr. Dillinger is a current member of M&I Bank's Advisory Board of Directors and is a past member of the Noblesville City Council and the Hamilton County Council. Mr. Dillinger's term expires December 31, 2027.

**Mamon Powers, III**, as Secretary of the Authority, was appointed by the Mayor of Indianapolis in 2016. Mr. Powers grew up in the construction industry working for his family's business, Powers & Sons Construction. Mr. Powers currently serves as Executive Vice President of the company as well as President of the Indianapolis office. Mr. Powers serves on the Board of Directors for the Greater Indianapolis Progress Committee (GIPC), the Indianapolis Chamber of Commerce, the Indiana Chamber of Commerce, the Ivy Tech Foundation, and The United Way of Central Indiana. Mr. Powers holds a B.S. degree in Applied Management and Construction from Trine University and a master's degree in Business Administration from Purdue Krannert School of Management. Mr. Powers' term expires December 31, 2028.

**Tamika Catchings**, as a member of the Authority, was appointed by the Mayor of Indianapolis in 2018. Ms. Catchings is a four-time Olympic Gold medalist and 16-year WNBA player with the Indiana Fever. Besides Ms. Catchings' illustrious basketball career, Ms. Catchings has extensive involvement in the community. Ms. Catchings has won numerous awards for her humanitarian and community engagement work at the national and international level. Ms. Catchings also sits on the USA Basketball's Women's Developmental National Team Committee. Ms. Catchings is a graduate of the University of Tennessee, the Director of Player Programs & Franchise Development for Pacers Sport & Entertainment, a sports broadcaster covering Fever games on MyINDY-TV 23, and serving as Co-Chair for the 2024 NBA All-Star Board of Directors. Ms. Catchings also owns Tea's Me Café on the north side of Indianapolis. Ms. Catchings' term expires June 30, 2026.

**Eric Dozier**, as a member of the Authority, was appointed to the Indianapolis Airport Authority board by Mayor Joe Hogsett in 2023. Mr. Dozier currently serves as the executive vice president, human resources and diversity, for Eli Lilly and Company. Since joining Eli Lilly in 1998, Mr. Dozier has had a diverse career of assignments across the organization

and the globe. Prior to his current role, Mr. Dozier served as vice president, ethics and compliance, and most recently as chief commercial officer for Loxo@Lilly. Mr. Dozier has held assignments with Eli Lilly's Diabetes, Neuroscience, and Oncology business units and was chief marketing officer and a neuroscience business leader in Japan. Mr. Dozier also served as general manager for Lilly Puerto Rico. Mr. Dozier earned a B.S. degree from The Ohio State University and a MBA from Indiana University. Mr. Dozier also serves on several civic boards within greater Indianapolis, including the Center for Leadership Development and Christian Theological Seminary. Mr. Dozier's term expires December 31, 2026.

**Jeff Gaither**, as a member of the Authority, was appointed by the Mayor of Indianapolis in 2018. Mr. Gaither is an attorney representing clients in complex commercial litigation matters where he practices at both the State and Federal Court level. Mr. Gaither is also the managing partner of Bose McKinney & Evans law firm and is a member of the Greater Indianapolis Progress Committee. Mr. Gaither is a graduate of Indiana University and earned a J.D. from the IU Robert H. McKinney School of Law. Mr. Gaither's current term expires December 31, 2025.

**Duane Gibbs**, as a member of the Authority, was appointed to the Indianapolis Airport Authority board by the Hendricks County Board of Commissioners in 2023. Mr. Gibbs has over 15 years of experience in corporate finance. Since 2019, Mr. Gibbs has served as Director of Finance with US Aggregates, a company within the Heritage Construction and Materials division of The Heritage Group. Mr. Gibbs currently leads the Finance/Accounting and Strategic Planning functions and is passionate about using data and financial information to create decision-making tools for the organization. Prior to his current position, Mr. Gibbs held various Treasury, Accounting, and Financial Planning & Analysis positions within the financial services and manufacturing industries. Mr. Gibbs graduated in 2007 from Purdue University's Krannert School of Management with a B.S. in Business Management & Finance and received his MBA in Leadership from Butler University in 2014. Mr. Gibbs' term expires December 31, 2026.

**Ryan Goodwin**, as a member of the Authority was appointed by the Morgan County Board of Commissioners in 2019. Mr. Goodwin spent 13 years in local government in Morgan County, culminating in service as the chairman of the Morgan County Board of Commissioners in 2019 and 2020. Mr. Goodwin earned his bachelor's degree in business administration and economics from Liberty University and a Master of Business Administration (MBA) from Purdue University. Mr. Goodwin previously served on the board of the Greater Mooresville Chamber of Commerce, Morgan County Economic Development Corporation, and as the board secretary and treasurer of the Indiana Association of County Commissioners. In 2018, Junior Achievement of Central Indiana named Mr. Goodwin one of its Top 10 "Best and Brightest" in government service. Mr. Goodwin is an active pilot in the aviation community, holding commercial, instrument, and multi-engine pilot certificates. Mr. Goodwin's term expires December 31, 2026.

**Tobin (Toby) McClamroch**, as a member of the Authority, was appointed by the Mayor of Indianapolis in 2016. Mr. McClamroch is a senior corporate and government lawyer and serves as managing partner of an Indianapolis firm. Over the last 30 years, Mr. McClamroch has been active in a number of business, civic and charitable organizations, including Special Olympics of Indiana, the Indianapolis Chamber of Commerce, and the Arts Council of Indianapolis. Mr. McClamroch is also a member of the Indianapolis, Indiana State, and American Bar Associations. Mr. McClamroch holds a B.A. in Religion from DePauw University and earned a J.D. degree from Maurer School of Law at Indiana University – Bloomington. Mr. McClamroch's term expires December 31, 2028.

**Kurt Schleter**, as a member of the Authority, was appointed by the Hancock County Board of Commissioners in 2018. Mr. Schleter is a life-long resident of Hancock County and is a business owner and licensed pilot. Mr. Schleter's term expires December 31, 2027.

**Brett Voorhies**, as a member of the Authority, was appointed by the Indianapolis City Council in 2014. Since 2013, Mr. Voorhies has served as President of the Indiana State AFL-CIO, a labor federation that represents more than 400 local unions and over 300,000 working Hoosiers. Mr. Voorhies began his career on the shop floor at Rexnord Link Belt in Indianapolis as a proud member of the United Steelworkers (USW). While working, he put himself through school at IUPUI and the National Labor College. Mr. Voorhies' leadership on the shop floor led him to several important positions with the USW International Union before being elected President of the Indianapolis Central Labor Council in 2011 and then President of the Indiana State AFL-CIO in 2013. Mr. Voorhies is honored to serve as a board member of the National AFL-CIO Advisory Council and Anthem Labor Advisory Board. Mr. Voorhies also serves as President of the Wayne Township Fire Merit Board. Mr. Voorhies is a lifelong resident of Indianapolis. Mr. Voorhies' term expires December 31, 2027.

## Management of Authority

The Airport and Airport System are managed by professional managers and staff. The Authority's managers include:

**Mario Rodriguez** was appointed as the Executive Director of the Indianapolis Airport Authority in 2014. Mr. Rodriguez is an award-winning, nationally recognized senior leader. Mr. Rodriguez served on the Biden-Harris Presidential Transition Team. Mr. Rodriguez was appointed by both President Obama's and President Trump's Administration to the United States Department of Transportation's Committee for Aviation Consumer Protection. Mr. Rodriguez has been honored with a United States Congressional Recognition, conferred by Congressman André Carson, in 2019. He is the recipient of one of the State of Indiana's highest honors, The Sagamore of the Wabash, conferred by Governor Eric Holcomb in 2018. During Mr. Rodriguez's tenure in California, he served as the president of the California Airports Council. Mr. Rodriguez received a California Senate Resolution, conferred by Senator Ricardo Lara; a United States House of Representatives Recognition, conferred by Congressman Alan Lowenthal; a County of Los Angeles Commendation, conferred by Chairman Don Knabe; and a City of Long Beach Recognition, conferred by Mayor Dr. Robert Garcia. Mr. Rodriguez also received recognition, including a New Orleans City Council Proclamation, for his leadership in developing the flood protection system around the New Orleans International Airport before Hurricane Katrina and especially his leadership during the City's evacuation and recovery. Under his leadership, the Authority has experienced record-breaking growth, announced major economic development projects, and has been recognized as the Best Airport in North America and the United States year after year by prestigious organizations such as J.D. Power, Condé Nast Traveler, Travel + Leisure, TripAdvisor, and Airports Council International. Mr. Rodriguez is an active community leader and board member of numerous philanthropic and business organizations such as the Indianapolis and Indiana Chamber of Commerce, 2024 NBA All-Star Game, Visit Indy, The Indiana Sports Corporation, the Economic Club, the Indy 500 Festival Committee, and the new Indiana Destination Development Corp. Foundation. Mr. Rodriguez is the former president of the Indiana Latino Institute (ILI) Board and a founder of the Hispanic Leadership Circle, whose mission is to advance Indiana's Latino communities. Under Mr. Rodriguez's leadership, the Institute expanded from serving one-hundred Latino students to over twenty-eight hundred in 2019 and increased the organization's net assets by over forty percent. Mr. Rodriguez is an engineering graduate of the University of Miami (1987), attended the Harvard Kennedy School, and an accomplished author and speaker on issues impacting the transportation industry. For over 30 years, Mr. Rodriguez has held leadership positions from Hong Kong to Indianapolis.

**Keith Berlen** is the Authority's Senior Director of Airport Operations & Public Safety. Mr. Berlen joined the Authority in 1992. Mr. Berlen is responsible for all day-to-day operations of the Airport, associated with Airport Operations Center, Airport Police Department, Airport Fire Department, facilities and general aviation reliever airports (i.e., Indianapolis Downtown Heliport, Eagle Creek Airpark, Hendricks County Airport-Gordan Graham Fields, Indianapolis Regional Airport, and the Metropolitan Airport). The operations teams are composed of the airport operations managers, building maintenance, airfield maintenance, parking garage maintenance, terminal services, auto and heavy equipment maintenance, reliever operations, safety management, and materials management. The operation's teams ensure that the Airport and the reliever airports meet and exceed all requirements of Federal Aviation Administration's Federal Aviation Regulations Part 139 inspections and INDOT inspections. Mr. Berlen received his undergraduate degree in aviation administration and graduate degree in public administration from Indiana State University. Mr. Berlen oversees five critical departments within the organization including operations, police and fire departments. Mr. Berlen serves on the Aviation Association of Indiana Board of Directors.

**Holli Harrington** is the Senior Director of Strategic Alliance for the Indianapolis Airport Authority. Ms. Harrington joined the IAA in 2013, and in 2018 Ms. Harrington was appointed as IAA's first Diversity Officer and joined the executive team in 2020. In this new expanded role, Holli will partner with leadership to promote equity and equality in IAA operations, processes and systems, working to ensure all passengers, visitors, vendors and employees are met with respect and feel both welcome and included. Ms. Harrington currently serves on the Indiana Civil Rights Commission, the Mid-States Minority Supplier Development Council, the Indianapolis-Marion County Building Authority Board of Trustees, the Minority Engineering Program of Indianapolis Board, the Indiana STEM Louis Stokes Alliance for Minority Participation and volunteers as a facilitator for the Center for Leadership Development.

**Jarod Klaas**, a Professional Engineer, serves as the Senior Director of Planning and Development for the Indianapolis Airport Authority. Mr. Klaas nearly 30 years of engineering experience in both private and public sectors as well as consulting and has been with the IAA for twelve years. Mr. Klaas and his team demonstrate a tireless commitment to customer service, preservation of IAA's physical assets, and compatible economic development. As a member of the Executive Leadership Team, Mr. Klaas leads the Authority's infrastructure rehabilitation and asset life-cycle planning initiatives, and Mr. Klaas is responsible for implementing a \$1 billion dollar capital budget planning process across the

enterprise. Mr. Klaas earned a Bachelor of Science in Civil Engineering from Purdue University and a Master of Business Administration from Indiana Wesleyan University. Mr. Klaas engages the community and local STEM (Science, Technology, Engineering, and Math) students by mentoring and lecturing to various groups, including MEPI, ACE Academy, and local high schools, and is a MEPI Advisory Board Member.

**Robert B. Thomson** is the Authority's Senior Director of Finance and Treasurer. Mr. Thomson, a certified public accountant (CPA), was appointed as senior director of finance for the Indianapolis Airport Authority in 2013, after previously serving as finance director. Mr. Thomson began his career in Indianapolis with Geo. S. Olive & Co. (now Forvis Mazars, LLP), where he was an audit and tax specialist with focus on manufacturing, dealerships and employee benefits. Subsequently, Mr. Thomson served as controller of Indianapolis Newspapers Inc. with a focus on systems implementation and profit-driven financial management, and later served as chief financial officer for a local family-owned manufacturer. Later, as accounting director for BAA Indianapolis Mr. Thomson was responsible for operating budgets, reporting and financial systems. In 2016 and 2017, respectively, Mr. Thomson was named CFO of the Year by the Indianapolis Business Journal and the Medium Hub Airport Finance Professional of the Year by ACI North America for his leadership and contributions to the aviation industry. Mr. Thomson, an Illinois native, holds a degree in accounting from Cedarville University.

**Jonathan Weinzapfel** is the Authority's General Counsel. Mr. Weinzapfel joined the Authority in January 2022. Prior to joining the IAA, Mr. Weinzapfel served in leadership positions as Interim CEO of Indiana United Way, Chancellor of the Ivy Tech Community College Evansville Campus, Mayor of the City of Evansville, and Indiana State Representative in District 76. Mr. Weinzapfel has also practiced law in Evansville and Indianapolis over the past 21 years, focusing largely on economic development, municipal law, and public policy. Mr. Weinzapfel earned his B.A. in Chemistry from Indiana University in Bloomington, M.A. in Liberal Studies from Georgetown University, and J.D. from Indiana University Robert H. McKinney School of Law.

**Marsha A. (Stone) Wurster** is the Authority's Senior Director of Commercial Enterprise. Ms. (Stone) Wurster joined the Authority as director of internal audit in 1994 after spending five years in public accounting and achieving her certified public account (CPA) designation. Ms. (Stone) Wurster held various financial roles for U.K.-based airport operator BAA Indianapolis, which held the management contract for IAA from 1995 through 2007. Ms. (Stone) Wurster ultimately held the top financial role for IAA as CFO through 2013, when she transitioned into her current role overseeing all revenue producing / business and air service development activities for IAA. Ms. (Stone) Wurster holds a Bachelor of Science degree from Indiana State University, and currently serves on the board of directors for The International Center, Tourism Tomorrow Inc., and the Hendricks County Tourism Commission along with other civic and corporate board.

## THE AIRPORT AND AIRPORT SYSTEM

### Overview

The Authority operates the Airport, the Downtown Heliport and four general aviation facilities (the "*General Aviation Airports*"): Eagle Creek Airpark, Metropolitan Airport, Hendricks County Airport–Gordon Graham Field and Indianapolis Regional Airport (collectively, (the "*Airport System*")), although the Authority has begun the process to divest itself of the Downtown Heliport and the City has acquired a three year option to purchase the Downtown Heliport at fair market value. The General Aviation Airports are located in and around Marion County. Eagle Creek Airpark, Metropolitan Airport, the Hendricks County Airport–Gordon Graham Field and Indianapolis Regional Airport (formerly known as Mount Comfort Airport) are classified as reliever airports and are part of an airport system plan for the Indianapolis area. The reliever airports are designed to reduce congestion at the Airport and have been developed by the Authority in accordance with the metropolitan airport system plan. Indianapolis Regional Airport has a full instrument landing system and Eagle Creek Airpark has a partial instrument landing system. See "APPENDIX C — REPORT OF THE AIRPORT CONSULTANT."

The Airport, the largest part of the Airport System, is classified as a medium hub airport and is the principal commercial service airport serving Indianapolis and central Indiana. According to the Federal Aviation Administration, the Airport was the 47<sup>th</sup> busiest airport in the United States in 2023, in terms of enplaned passengers, and according to Airports Council International—North America, the 9<sup>th</sup> busiest overall in the United States in terms of total air cargo tonnage. The Airport has received the "Best Airport in North America" Airport Service Quality Award from Airports Council International-North America 13 years in a row. The Airport is located approximately 13 driving miles from downtown Indianapolis in Marion and Hendricks counties, Indiana,

and the Airport System encompasses approximately 6,400 acres. The Airport property is approximately 5,100 acres of the total 6,400 airport property acreage. See “APPENDIX C — REPORT OF THE AIRPORT CONSULTANT.”

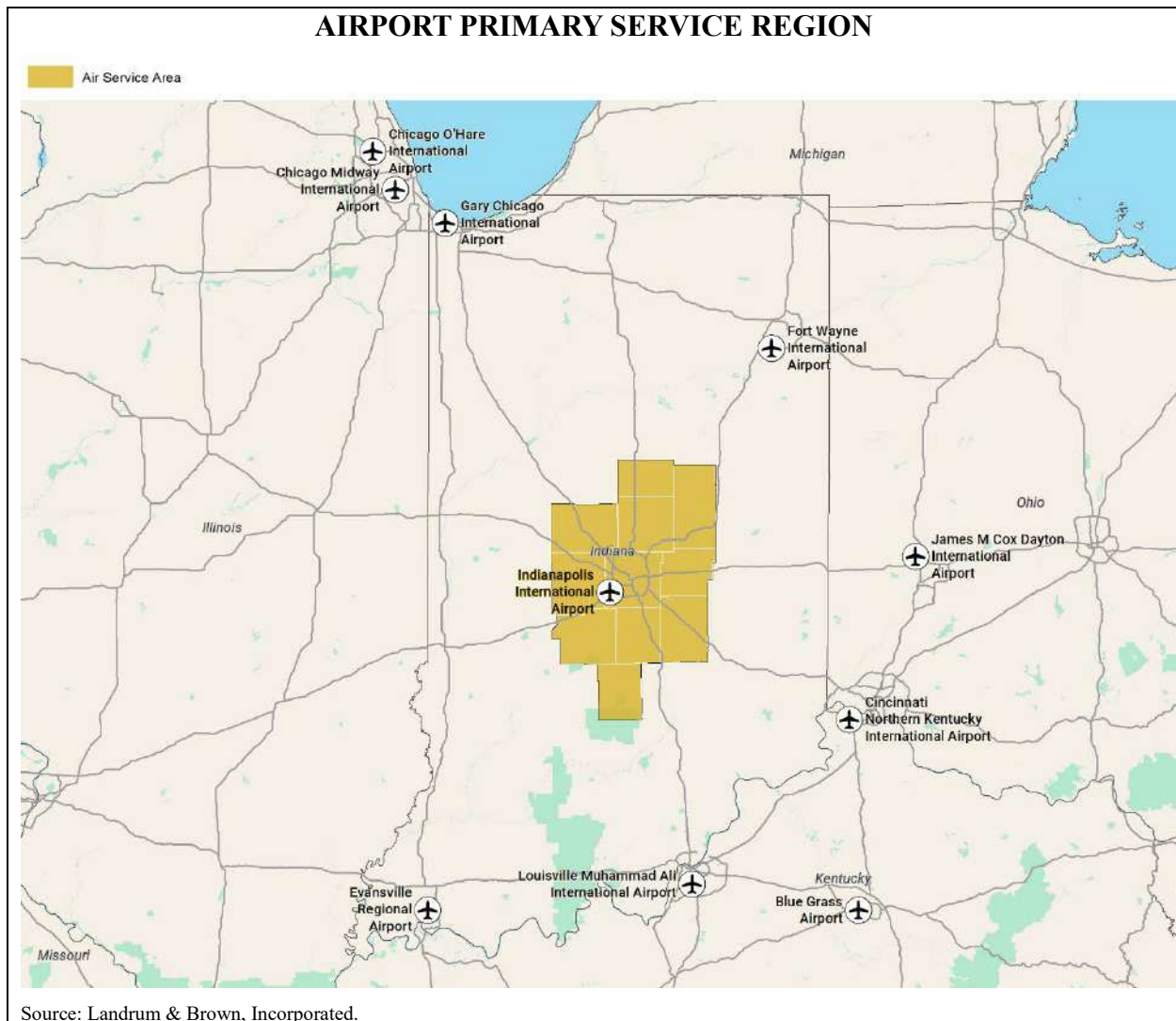
### **The Airport Service Area**

The Airport’s primary service region is defined as the primary area from which the Airport draws its customer base (the “*Airport Service Area*” or the “*Catchment Area*”). A map of the Airport Service Area is shown in Table 7 below and in the “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C. The Airport is the largest airport in the State of Indiana. An additional area where there is an overlap in demand attraction with other commercial service airports, a secondary area or a contested area, can be defined as its catchment area. The catchment area includes counties that are also served by the Cincinnati/Northern Kentucky International Airport (CVG), Dayton International Airport (DAY), Fort Wayne International Airport (FWA), Louisville International Airport (SDF), Chicago O’Hare International Airport (ORD), and Chicago Midway Airport (MDW). All other airports identified are either small or non-hub airports. The majority of potential passengers are concentrated in the counties surrounding the Airport, and the interconnected highway system in the area allows the Catchment Area to exceed beyond a two-hour drive. See “APPENDIX C — REPORT OF THE AIRPORT CONSULTANT” for more information.

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**Table 7**



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## Facilities

**Airfield Facilities.** The Airport has three runways. Runway 5R-23L, which opened in June 1990, runs northeast and southwest, and is 10,000 feet long and 150 feet wide. The Series 2023B Capital Project included the final phase of the full-depth reconstruction of Runway 5R-23L and associated taxiways. Runway 5L-23R, which opened in January 1996, is on the northwest side of the Airport, is 11,200 feet long and 150 feet wide, and runs parallel to Runway 5R-23L. The parallel runways are equipped with precision instrument landing systems and CAT III operational capability with a minimum, one-mile separation between the two parallel runways for the Airport to have simultaneous arrivals and departures. Runway 14-32 is a crosswind runway, running northwest and southeast and is 7,280 feet long and 150 feet wide.

**Terminal Facilities.** The Authority opened a new terminal on November 11, 2008, and closed all of the then-existing terminal facilities. The terminal is situated between the two parallel runways. The terminal building is approximately 1.2 million square feet in total size and is a four-story structure consisting of two concourses (A and B) with 39 aircraft gates. Two dedicated international gates are located within Concourse A, with a direct connection to the federal inspection service area. The federal inspection service area is situated so that customers can reclaim their baggage and conveniently walk to ticket counters to connect with another flight. For additional information See Section 3.1.2 of the “APPENDIX C — REPORT OF THE AIRPORT CONSULTANT.”

**Public Parking Facilities.** The Authority owns and operates substantially all the parking facilities at the Airport, including a garage at the terminal, a surface economy lot, a credit card only walking lot, an employee parking lot, cell phone lot and a rental car overflow surface lot. There are several parking options for Airport visitors to utilize to provide a high-level of customer experience. A valet parking service is available on the third level of the garage for easy access to the terminal and offers an array of special services including car washing, detailing, complimentary bottled water, newspapers and other benefits. Hourly parking is available on the third level of the garage to make short visits to the Airport more convenient with quick access to the terminal. The garage offers covered parking and uncovered roof parking (on level 5) for overnight or extended stays. Level 5 of the garage also has 320 covered parking spaces. The Economy Lot parking is a cost-effective option for long term parking just a short shuttle bus ride to and from the terminal. The Park & Walk Lot is a midrange price offering within walking distance of the terminal. This option is credit card only with no shuttle service available. Additionally, the ParkIND program was launched to offer corporate or frequent travelers rewards for utilizing the ParkIND options and currently has over 34,000 members. These programs provide convenient, customer-focused parking options for all Airport visitors.

The Airport’s total parking capacity is approximately 15,000 public vehicle spaces (excluding rental car areas). The parking garage currently includes approximately 6,500 spaces on levels 2, 3, 4, and 5 of the garage. This includes space dedicated to valet services which is operated by a third-party operator on level 3 of the garage, with valet storage on levels 3 and 4 as well as the employee lot. There is also an hourly parking section on level 3 of the garage for short-term parking. Levels 1 and 2 of the garage have 2,000 spaces reserved for the rental car companies. The two public surface lots include approximately 8,491 spaces, approximately 541 in the shared Park & Walk lot and employee/overflow lot and approximately 7,950 in the economy lot. Off-Airport parking competition primarily includes one private operator located about four miles from the Airport’s terminal.

**Cargo Facilities.** Cargo facilities at the Airport total approximately 1.9 million square feet of interior space. As a hub for FedEx, much of this space is related to their operations.

**FedEx.** FedEx began operations at the Airport in 1988 and has expanded its Indianapolis facility to become the second largest hub worldwide for all of FedEx operations. The largest FedEx facility at the Airport is the FedEx package sorting complex located on the south side of the Airport, which includes a sortation facility, a fuel storage facility and a recently expanded aircraft parking apron now capable of accommodating up to 80 aircraft. In October 2018, FedEx announced a seven-year \$1.5 billion expansion to the Indianapolis hub to increase package-handling capacity. The announced expansion envisioned the total leasehold footprint increasing by approximately 131 acres, the addition of 29 new gate positions which would accommodate a total of 92 aircraft, along with the addition of multiple support buildings. Since 2018, FedEx completed the construction of the Operations Center / Crew Rest building, prepared all of the expansion areas for construction, constructed the necessary retaining wall to expand the aircraft apron, constructed 19 of the planned 29 aircraft gate positions, completed the elevated conveyor connector between the existing sortation facility and the newly constructed sort operations building number four (OB4), converted three existing aircraft parking positions to accommodate three Boeing 777 aircraft, expanded the storage areas for the increased ground support equipment and completed the construction or is near completion of multiple other support buildings. FedEx notified the Authority that the expansion timeline will be extended beyond originally expected as package delivery demand has slowed due to the economic

slowdown; therefore, capital spending is being evaluated and re-justified by the company. The primary impact of the slowdown is that the portion of the FedEx expansion area leasehold for the remaining ten aircraft gates has been converted to an option area, at a reduced rental rate to hold the option, by an amendment to the FedEx lease. The slowdown also results in the delay in the construction of a truck loading facility. FedEx has provided the Authority with no information regarding the status of previously stated plans or the timing thereof. According to data from the U.S. Department of Transportation, FedEx had 13,108 departures from the Airport in 2024, which number was 18.8% below the amount in 2019.

The main lease with FedEx (the Hub Agreement) expires December 31, 2053; however, FedEx has two ten-year options to extend the lease which could extend the term of the Lease to 2073. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—FedEx Presence at the Airport.”

In fiscal years 2020, 2021, 2022, 2023 and 2024, FedEx accounted for 16.5%, 15.7%, 14.8%, 11.7% and 12.6%, respectively, of the total revenue at the Airport. No assurance can be given, however, regarding FedEx’s future level of cargo activity at the Airport. If, for any reason, FedEx reduces or discontinues its operations at the Airport, such action could result in a reduction in the amount of Airport Revenues or an increase in the rates and charges borne by other Signatory Airlines. See “APPENDIX C — REPORT OF THE AIRPORT CONSULTANT” for additional information.

***Cargo/Warehouse Buildings Northeast.*** On the northeast side of the Airport, there are two cargo/warehouse buildings (Building #3 and #7) with approximately 69,093 square feet of interior space. These facilities also include approximately 864,000 square feet of aircraft parking apron. The facilities are leased by Worldwide Flight Services (aircraft and cargo handler), Jet Pro Line Maintenance, Hawker Beechcraft and FedEx, which utilizes the building for aircraft parts storage.

***Building 53 (formerly USPS Eagle Air Hub).*** FedEx and the IAA executed a new lease in September 2023 for the former USPS Eagle Hub Site. The Site, located on the north side of the Airport, consists of two buildings totaling approximately 356,043 square feet of space on approximately 107 acres of real estate including approximately 46 acres of aircraft parking apron. The lease term commenced on June 1, 2024. The lease is for a primary term of five years with three, five-year option terms. As of December 31, 2024, FedEx has invested approximately \$20 million into the Site.

***Cargo/Warehouse Buildings East.*** On the east side of the Airport, there are two cargo/warehouse buildings with approximately 57,632 square feet of interior space. These facilities are leased by Metro Air Service and the USPS.

***Airline Cargo Building.*** A new cargo and ground equipment maintenance facility was constructed in connection with the construction of the terminal and opened in 2010. The building consists of approximately 40,000 square feet and is located on the south side of Col. H. Weir Cook Memorial Drive near the main terminal. Current tenants included Quantem Aviation (cargo handler), Air General, Allegiant Airlines, Global Aviation, ASIG (ground equipment maintenance provider) and Southwest Airlines Co. A 20,000 square foot expansion of the Airline Cargo Building was completed in the third quarter of 2024.

***Maintenance Facilities.*** The Airport includes four significant aircraft maintenance facilities as further described below:

***IMC.*** Since 2004, the Authority has operated the Indianapolis Maintenance Center (“IMC”), the former United Airlines maintenance and overhaul facility, pursuant to a settlement agreement (the “*Settlement Agreement*”) with the trustee of special purpose facility bonds that were issued to construct and equip a portion of the IMC. Under the Settlement Agreement, the Authority is entitled to be reimbursed from IMC revenues, including lease revenues, for all operating expenses and certain other costs incurred by the Authority in operating and maintaining the IMC.

AAR Aircraft Services, Inc. (“AAR”) leases approximately 428,830 square feet of the approximately 1.6 million square foot IMC. In 2025, the Authority amended the lease to extend AAR’s term through February 28, 2027. This new lease provided for AAR to lease a total of seven hangars. The rental structure commencing March 1, 2025, requires AAR to make the Authority whole, taking into account operating expenses, amortized capital expenses, and other revenue sources associated with the IMC.

Chautauqua Airlines, Inc. leases two IMC hangar bays under a lease that expires April 14, 2030. Other IMC tenants include Cargolux Airlines International (“Cargolux”), and DHL.

All current and prior operating expenses are payable prior to payment of principal and interest on the special facility bonds that were issued to construct and equip a portion of the IMC. Unreimbursed operating expenses, which may be reimbursed

by IMC revenues in the future, totaled \$16.1 million on December 31, 2024. In addition, net interest owed to the Authority totals \$19.8 million on December 31, 2024. Once such amounts are fully reimbursed, the Settlement Agreement dictates how any IMC revenues above current operating expenses are to be spent, including money to the Authority for ground rent and payment to holders of the special purpose facility bonds for unpaid principal and interest.

**FedEx Maintenance Hangar.** FedEx occupies and operates a maintenance facility containing approximately 147,000 square feet of interior space. The FedEx maintenance facility was financed for US Airways with proceeds of special purpose facilities bonds, which have been paid off. US Airways assigned the leasehold interest to FedEx. The FedEx maintenance facilities were acquired, constructed and equipped on real property located at the Airport, which real property is leased, with the maintenance facilities and certain other property identified in the lease, by FedEx from the Authority in a lease that currently expires on May 1, 2029.

**Comlux America, LLC.** Comlux completed construction (under the name Comlux Realty, LLC) on a 134,420 square foot hangar and support facility located on the east side of the Airport in 2012. The hangar facility is approximately 65,997 square feet and capable of housing multiple narrow-body commercial aircraft under one roof, for the fitting of executive interiors. Included in the facility is approximately 68,423 square feet of office and support space which houses engineering, accounting, aircraft mechanics, designers, and other support staff to support Comlux's business. In June 2015, an expansion of the facilities began where an additional approximately 15,957 square feet of support and office area along with approximately 14,066 square feet of hangar space was added to the facility. This added an additional approximately 30,023 square feet to the facility bringing its total square footage to approximately 164,443. The expansion allows for wide body aircraft to be housed in the hangar. The current lease with Comlux expires on August 31, 2036.

**PK IND, LLC.** PK IND, LLC, although currently under receivership, occupies and operates a maintenance hangar facility at the Airport containing approximately 152,000 square feet, together with office space containing approximately 120,000 square feet, which is attached to the maintenance facility. PK IND, LLC, subleased the hangar facility to FedEx, with FedEx taking possession on December 1, 2007. In the spring of 2009, PK IND completed construction of two new facilities located within the leased premises for an approximate 32,000 square foot hangar facility and an approximate 44,400 square foot training facility, both of which are leased to Rolls Royce.

**Other Facilities.** In addition to the facilities described above, the Airport also contains:

1. General aviation hangars and related facilities situated in several Airport locations, including:
  - a. Hawker Beechcraft Global Customer Support, LLC, ("*Hawker*"). Hawker occupies 80,340 square foot of executive terminal, maintenance hangar and support shop facilities.
  - b. Signature Flight Support, Inc., ("*Signature*"). Signature occupies nine buildings/hangars comprised of approximately 195,400 square feet. These facilities include a new executive terminal.
  - c. Vacant Hangars. The Authority currently has five vacant hangar space areas at the Airport, all of which are located at the IMC. There are no vacant hangars at the reliever airports.
2. Corporate Hangars. A number of hangars housing corporate aircraft are located on the north and east sides of the Airport. They house such tenants as the Indianapolis Colts, Bindley Aviation, Simon Property Group and Eli Lilly.
3. FedEx Trade Networks. FedEx Trade Networks leases a 27,165 square foot building from the Authority located on the north side of the Airport. FedEx Trade Networks tracks all international package shipments for FedEx and ensures packages clear customs at various points around the world.
4. Aviation Technology Center. The "ATC" is operated by Vincennes and Purdue Universities for educating and training those seeking employment in aviation technology and other fields related to aircraft, aircraft maintenance and airport operations. ATC operates out of a 69,085 square foot hangar and office space facility.
5. ProTrans International. ProTrans leases 6.5 acres of land from the Authority under a long-term lease which contains a 44,128 square foot building utilized as their corporate headquarters.

6. Support Facilities. The Airport includes a range of support facilities, including navigational aids, a safety and maintenance facility and a fuel storage/distribution system.

7. Hush House. This three-sided aircraft ground enclosure is comprised of noise resistant panels and designed to absorb engine noise during testing. The Authority's hush house will accommodate most types of aircraft, including the Boeing 777.

## **Authority Agreements and Other Sources of Revenues**

**Airline Agreements.** As of the date of this Official Statement, eight passenger carriers (Alaska Airlines, Allegiant Air, American Airlines, Delta Air Lines, Frontier Airlines, Southwest Airlines, Spirit Airlines, and United Airlines) and two cargo air carriers (Federal Express and Cargolux) (collectively, the "*Signatory Airlines*") operate at the Airport under an Airline Use Agreement and Lease of Premises (individually, an "*Airline Agreement*" and, collectively, the "*Airline Agreements*"), between each Signatory Airline and the Authority. The Airline Agreements became effective January 1, 2024, and extend through December 31, 2026, with the option to extend the term for an additional year upon mutual agreement. Therefore, the Airline Agreements terminate prior to the expected opening date of the Airport Hotel being constructed with the proceeds of the 2025A Authority Bonds. Any future Airline Agreement or rates set by Ordinance will be adopted with consideration of the revenues and expenses of the Airport Hotel. The airline rates and charges methodology in the current airline agreement is the basis for the financial projections in the Report for Fiscal Year 2025 and beyond. See "APPENDIX C — REPORT OF THE AIRPORT CONSULTANT" for a summary of the Airline Agreement and the methodology used in such report for the fiscal years 2027 and beyond, after the expiration of the current Airline Agreement.

Under the Authority Bond Ordinance, the Authority is obligated to fix rentals, fees and charges sufficient, when combined with other Net Revenues, to meet the Rate Covenant in each Fiscal Year. See "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Rate Covenant." The Airline Agreements employ a hybrid rates and charges methodology obligating the Signatory Airlines to make payments (the "*Signatory Airline Revenue Requirement*") to the Authority for the airfield and apron, in proportion to the use of Airport System facilities by each Signatory Airline and for the terminal facilities, their fairly allocated share of Airport Terminal cost in accordance with U.S. Department of Transportation (USDOT) policy and applicable law, sufficient in the aggregate to pay in each Fiscal Year, together with other available Net Revenues, and any amounts in the Prepaid Airline Fund available to be applied to the Signatory Airline Revenue Requirement for such Fiscal Year in an amount equal to (i) Operation and Maintenance Expenses of the Airport System for such Fiscal Year; (ii) the debt service for the Authority Revenue Bonds for such Fiscal Year, plus debt service coverage; (iii) any deposits required to be made in such Fiscal Year to the Revenue Bond Reserve Fund; (iv) net amounts of any assessments, judgments, settlements or charges payable by the Authority and allocated to the Airport System for such Fiscal Year; (v) \$28 million for the Capital Improvement Fund; and (vi) adjustments for deficiencies in any of the above payments for the preceding Fiscal Year. See "RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport," "APPENDIX C — REPORT OF THE AIRPORT CONSULTANT" and "APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Airline Agreements." The Airline Agreements also provide, in some circumstances, for revenue sharing with the Signatory Airlines, which amounted to \$6 million in 2024 and around \$5 million is expected for 2025.

To the extent that the Authority determines to classify certain PFCs, CFCs or other revenues as Dedicated Revenues, the Authority anticipates that the debt service that is excluded from Debt Service Requirements pursuant to the Authority Bond Ordinance also will be excluded for purposes of setting rates and charges under the Airline Agreements. Similarly, the Authority anticipates continuing to take the Coverage Fund into account in setting rates and charges. However, if, in the additional bonds test under the Authority Bond Ordinance, the Authority identifies the Debt Service Requirements on certain series of Authority Revenue Bonds in a manner different from the actual principal and interest that is due, the setting of rates and charges will be based upon such actual principal and interest payments, not Debt Service Requirements. See "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Passenger Facility Charges (PFCs)," "—Customer Facility Charges (CFCs)," "—Dedicated Revenues" and "APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Authority Bond Ordinance."

The Airline Agreements are designed to set rates and charges in a manner to ensure that the Authority's debt service and related coverage obligations, including the Rate Covenant, will be met. The Airline Agreements authorize the Authority to adopt an amended budget any time during the Fiscal Year and upon notification and consultation with Signatory Airlines to implement new fees and charges based on such amended annual budget. Further, if total Terminal rentals or landing fees of all airlines for any two (2) successive quarters vary by more than ten percent (10%) from the projected total Terminal rentals (including fees for the use of Joint Use Space) or landing fees for such quarters, the Terminal rentals (including the fees for use of Joint Use Space) or landing fee

rate may be adjusted for the balance of such Fiscal Year by an amount equal to the difference between projected and actual terminal rentals or landing fee. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport” and “—Risk of Airline Bankruptcies” and “APPENDIX C—REPORT OF THE AIRPORT CONSULTANT.”

The Airline Agreements provide for rental of Terminal space, use of apron areas and other facilities and services by such Signatory Airline and the periodic and non-discretionary adjustment of the amounts and ratios of the rentals, charges and landing fees to be paid by such Signatory Airline to reflect changing requirements of the Authority’s operating budget. The Authority must submit certain capital improvements for disapproval by the Signatory Airlines if they are greater than \$100 million, other than those in the 4<sup>th</sup> cost center, including the Airport Hotel. For capital improvements greater than \$100 million, the Signatory Airlines may vote to defer such improvements for a year if concurrence is specifically withheld by a majority of the Signatory Airlines paying more than 50% of the Signatory Airlines’ fees and rentals, subject to certain other exceptions. See “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Airline Agreements—Annual Recalculation of Lease Rentals and Fees” and “—Capital Improvements.”

Each Airline Agreement provides that the Authority may not enact any bond resolution or ordinance or subsequently amend a bond resolution or ordinance so as to require a material change in the method of calculation of rentals and fees payable under such Airline Agreement or so as to materially affect the rights of the Signatory Airlines subject to such Airline Agreements without the prior written consent of such Signatory Airline. If the Authority adopts a bond resolution or ordinance or a subsequent amendment to a bond resolution or ordinance, either of which materially affects the method of calculation of such rentals and fees or materially affects the rights of the Signatory Airline under such Airline Agreement, such Signatory Airline may, in writing, cancel such Airline Agreement within 15 days after the adoption date of the bond resolution or ordinance or amendment by the Authority. For additional information about the Airline Agreements, see “APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Airline Agreements.”

***Operating Agreement/Airport Use Permits.*** Other airlines operate at the Airport under an Operating Agreement (“*Operating Agreement*”), which generally has a month-to-month term. Regional/commuter carriers affiliated with the signature carriers, hold Operating Agreements and pay landing fees and Terminal fees based upon the Authority’s annual Schedule of Rates, Fees and Charges for Use of the Airport Facilities. In addition, various carriers hold Airport use permits and pay signatory rates as affiliate carriers to their respective major/national passenger airlines. See Table 9 herein.

***Concession Agreements.*** The principal concession revenues at the Airport are received from rental car and terminal retail operations, including food and beverage, specialty retail and news and gifts. The Authority also derives concession revenues from cell phone companies (use of distributed antenna system), advertising, ground transportation services (including trip fees paid by taxi, limousine and TNCs and others). The discussion below relates to concession revenues related to TNCs, rental cars and concession operations at the terminal.

**Rental Car Facility Concession Agreements.** The ten on-airport rental car operators at the Airport (Alamo, Avis, Budget, Dollar, Enterprise, Hertz, National, Payless, Sixt and Thrifty) operate under concession agreements providing for payment to the Authority of the greater of: (1) a guaranteed minimum fee and (2) 10% of gross concession revenues. In addition, the rental car operators lease: counters, office areas, a “quick turn-around” facility, telephone banks and a “ready return” area on the first floor of the parking garage at the Airport at prevailing rental rates. These traditional rental car commission revenues of approximately \$5.5 million, \$9.5 million, \$11.5 million and \$13.0 million represented 4.7%, 6.1%, 6.6% and 6.8% of total operating revenue in 2020, 2021, 2022 and 2023, respectively. For 2024, rental car commission revenues were approximately \$13.5 million representing 6.2% of total operating revenue. The current rental car agreements expire December 31, 2029. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport.” The Authority also had an agreement with Turo which expired on February 28, 2024, whereby Turo was authorized to operate at the airport using the public parking facilities. Turo agreed to pay the Authority 10% of gross revenues for transactions at the Airport and Turo owners and users paid standard parking rates. As the Authority negotiates an extension to the agreement, Turo continues to operate under month-to-month terms.

**Terminal Concession Agreements.** The Authority recently completed a refresh of its terminal concessions. The Authority currently has agreements to lease space to concessionaires who provide food and beverage, news and gifts, specialty retail and other sundry items in the terminal complex at the Airport. Concession agreements generally obligate the concessionaires to pay to the Authority a common use fee plus the greater of (1) a minimum annual guarantee and

(2) a percentage of gross revenues. The minimum annual guarantee varies based on the offering location, size, exposure to passengers and sales performance. A total of approximately 58,000 square feet of space is available for concessionaires and is approximately 90% occupied and 10% vacant.

The five largest concession operators under the refresh will be Hudson Group with ten units, SSP America with eight units, Paradies Lagardère with seven units, Host International with six units, and OHM Concession Group with six units. The Authority also has direct leases with several local companies. In addition to the in-line concession stores, the Authority has concession agreements for advertising, retail merchandising units, pouring rights with Coca-Cola, cell phone companies (use of distributed antenna systems), ATMs, vending services and other passenger amenities.

Terminal concession revenues of approximately \$3.5 million, \$6.1 million, \$8.7 million and \$10.9 million represented 3.0%, 3.9%, 5.1% and 5.7% of total operating revenue in 2020, 2021, 2022 and 2023 respectively. For 2024, terminal concession revenues were approximately \$12.0 million representing 5.5% of total operating revenue. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport.”

**Parking Revenue.** Parking revenue from 2020 to 2024 is shown in Table 8 below. Increased use of transportation network companies (“TNCs”) could affect parking revenue at the Airport, but the impact is currently minimal. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Innovations in Ground Transportation” and “THE AIRPORT AND AIRPORT SYSTEM—Authority Agreements—*Concession Agreements*” herein for a discussion regarding rental cars and TNCs.

**Table 8**

| <b>HISTORICAL PARKING REVENUE</b>      |                                   |                                    |
|----------------------------------------|-----------------------------------|------------------------------------|
| (\$000s)                               |                                   |                                    |
| <u>Fiscal Year</u>                     | <u>Historical Parking Revenue</u> | <u>Percentage of Total Revenue</u> |
| 2020*                                  | 25,208                            | 21.5%                              |
| 2021                                   | 42,772                            | 27.3%                              |
| 2022                                   | 59,562                            | 34.8%                              |
| 2023                                   | 66,633                            | 34.7%                              |
| 2024                                   | 74,538                            | 34.0%                              |
| *Numbers impacted by COVID-19          |                                   |                                    |
| Source: Indianapolis Airport Authority |                                   |                                    |

**TNCs.** The Authority has concession agreements with various TNCs that drop off and pick up passengers at the Airport with such agreements requiring a fee of \$2.50 for each passenger picked up or dropped off at the Airport. TNC revenue of approximately \$0.8 million, \$1.1 million, \$1.8 million and \$2.3 million represented 0.6%, 0.7%, 1.0% and 1.2% of total operating revenue in 2020, 2021, 2022 and 2023 respectively. For 2024, TNC revenue was approximately \$2.7 million representing 1.2% of total operating revenue.

### **Effect of Airline Bankruptcies**

A number of airlines that served or are currently serving the Authority have filed for bankruptcy protection in the past and may do so in the future. Most recently, on November 18, 2024, Spirit Airlines announced that it entered into a restructuring support agreement (“RSA”) with Spirit Airlines’ loyalty and convertible bondholders with respect to a comprehensive balance sheet restructuring. To implement the RSA, Spirit Airlines filed for chapter 11 bankruptcy protection in the United States Bankruptcy Court for the Southern District of New York. Spirit Airlines exited bankruptcy on March

12, 2025, and continues to operate its business in the normal course. The Authority believes it will be paid in full for all amounts owed by Spirit Airlines.

Historically, bankruptcies of airlines operating at the Airport have resulted in transitory reductions of service levels, even in cases where such airlines continued to operate in bankruptcy. Future bankruptcies, liquidations or major restructurings of other airlines may occur. While it is not possible to predict the full impact on the Airport of the Spirit Airlines bankruptcy or any future bankruptcies, liquidations or major restructurings of airlines, if an airline has significant operations at the Airport, its bankruptcy, liquidation or a major restructuring, could have a material adverse effect on the revenues of the Authority, operations at the Airport, the costs of other airlines to operate at the Airport (as certain costs allocated to any such airline may be passed on to the remaining airlines, there can be no assurance that such other airlines would be financially able to absorb the additional costs) and may result in delays or reductions in payments on the Authority's indebtedness (including the 2025A Authority Bonds).

Other possible effects of a bankruptcy of an airline include, but may not be limited to, delays or reductions in revenues received by the Authority and potentially in delays or reductions in payments on the 2025A Authority Bonds. Regardless of any specific adverse determinations in an airline bankruptcy proceeding, the fact of an airline bankruptcy proceeding could have an adverse effect on the liquidity and value of the 2025A Authority Bonds. The Authority has not incurred any material losses from recent airline bankruptcies.

The Authority makes no representation with respect to the continued viability of any of the carriers or Signatory Airlines serving the Airport, airline service patterns, or the impact of any airline failures on Airport revenues. The Authority cannot predict how any such bankruptcy filing or court action could impact the Authority's operations or financial condition.

## **HISTORICAL AIRPORT ACTIVITY**

### **Aircraft Operations**

As of December 31, 2024, nine major and national passenger airlines and the corresponding regional and commuter passenger airlines, one foreign flag carrier and one international regional carrier provided scheduled service at the Airport, as shown on Table 9 "AIRLINES PROVIDING SERVICE AT THE AIRPORT." During 2024, the major and national airlines provided an average of 132 daily nonstop departures from the Airport to 48 cities, (including 2 international cities), as compared to an average of 145 daily nonstop departures from the Airport to 50 cities pre-pandemic in 2019. As of the data available in March 2025, there is nonstop service scheduled from the Airport to 53 destinations (49 domestic airports and 4 international airports) during 2025. The Airport serves primarily origin and destination ("O&D") passengers, as compared with connecting passengers. During 2024, approximately 5.2 million enplaned passengers at the Airport were O&D passengers (97.8%). In addition, FedEx and Cargolux provide regularly scheduled air cargo service at the Airport.

The passenger and cargo airlines currently providing scheduled service at the Airport are shown in Table 9, with the Signatory Airlines marked as such:

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**Table 9**

| <b>AIRLINES PROVIDING SERVICE AT THE AIRPORT<br/>AS OF DECEMBER 31, 2024</b> |                            |
|------------------------------------------------------------------------------|----------------------------|
| <b>PASSENGER AIRLINES</b>                                                    |                            |
| <u>Signatory Carriers*</u>                                                   | <u>Other Carriers</u>      |
| Alaska Airlines, Inc. (Alaska Airlines)                                      | Sun Country                |
| Allegiant Air                                                                | Air Canada                 |
| American Airlines                                                            |                            |
| Delta Air Lines                                                              |                            |
| Frontier Airlines                                                            |                            |
| Southwest Airlines                                                           |                            |
| Spirit Airlines                                                              |                            |
| United Airlines                                                              |                            |
| <b>ALL-CARGO AIRLINES</b>                                                    |                            |
| <u>Signatory Carriers</u>                                                    | <u>Other Carriers</u>      |
| FedEx                                                                        | Mountain Air Cargo (FedEx) |
| Cargolux Airlines International                                              | CSA Air (FedEx)            |
| * Includes Regional/Commuter Carriers                                        |                            |
| Source: Indianapolis Airport Authority                                       |                            |

Table 10 shows the number of historical aircraft operations (landings and takeoffs) at the Airport from 2020 through December 31, 2024, for air carrier, air taxi and commuter, general aviation, and military operations. Generally, there have been fluctuations in the operating trends of air carrier and air taxi/commuter operations due to varying passenger enplanements, aircraft fleet mix, air carrier mergers, and the hubbing activities of passenger and cargo airlines. Commercial passenger airlines have adjusted using larger regional jets versus mainline as needed, shifting recorded operations out of the “Air Taxi” category and into “Air Carrier”. Historically, the number of General Aviation operations has been tied directly to the current economic conditions but the chart below also shows the impact of COVID-19 in 2020. The military charter activity is tied strongly to the needs of nearby Indiana National Guard training base Camp Atterbury. The fluctuations in military operations are a result of the changing demands of the military.

In 2024, there were 191,846 aircraft operations (takeoffs and landings) at the Airport. These operations consisted of 125,139 air carrier operations (which includes commercial aircraft with more than 60 passenger seats or cargo aircraft with maximum payload in excess of 18,000 pounds), 50,620 air taxi/commuter operations (which includes commercial aircraft with fewer than 60 passenger seats or cargo aircraft with maximum payload of less than 18,000 pounds), 14,909 general aviation operations, and 1,178 military operations. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport.”

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**Table 10**

| <b>HISTORICAL AIRCRAFT OPERATIONS</b>      |                    |                                |                             |                 |              |                                               |
|--------------------------------------------|--------------------|--------------------------------|-----------------------------|-----------------|--------------|-----------------------------------------------|
| 2020-2024                                  |                    |                                |                             |                 |              |                                               |
|                                            |                    |                                |                             |                 |              | Total Operations                              |
| <u>Year</u>                                | <u>Air carrier</u> | <u>Air taxi /<br/>commuter</u> | <u>General<br/>aviation</u> | <u>Military</u> | <u>Total</u> | <u>Annual percent<br/>increase (decrease)</u> |
| 2020*                                      | 92,360             | 41,035                         | 9,953                       | 730             | 144,078      | (23.1%)                                       |
| 2021                                       | 120,606            | 49,683                         | 14,871                      | 810             | 185,970      | 29.1%                                         |
| 2022                                       | 128,293            | 47,744                         | 16,609                      | 988             | 193,634      | 4.1%                                          |
| 2023                                       | 123,980            | 53,301                         | 14,847                      | 1,092           | 193,220      | (0.2%)                                        |
| 2024                                       | 125,139            | 50,620                         | 14,909                      | 1,178           | 191,846      | (0.7%)                                        |
| Average annual percent increase (decrease) |                    |                                |                             |                 |              |                                               |
| 2020-2024                                  | 7.9%               | 5.4%                           | 10.6%                       | 12.7%           | 7.4%         |                                               |

\*Numbers impacted by COVID-19.

Source: Indianapolis Airport Authority

Additional information regarding aviation activity, enplaned passengers and landed weight at the Airport is set forth in the following Table 11, including 2020 when enplaned passengers and landed weight were impacted by COVID-19:

**Table 11**

| <b>HISTORICAL AIRPORT ACTIVITY</b>    |              |             |             |             |             |
|---------------------------------------|--------------|-------------|-------------|-------------|-------------|
| 2020-2024                             |              |             |             |             |             |
| Year Ended December 31                |              |             |             |             |             |
|                                       | <u>2020*</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> |
| Enplaned Passengers                   | 2,044,464    | 3,582,020   | 4,345,413   | 4,886,576   | 5,249,959   |
| Air Cargo Enplaned (tons):            |              |             |             |             |             |
| Air Freight/Express                   | 572,558      | 686,727     | 647,378     | 505,673     | 468,202     |
| Air Mail                              | 1,364        | 967         | 971         | 484         | 10          |
| Total Air Cargo                       | 573,922      | 687,694     | 648,349     | 506,157     | 468,212     |
| Landed Weight in<br>1000-pound units: |              |             |             |             |             |
| Passenger Airlines                    | 3,282,245    | 4,271,668   | 4,788,844   | 5,587,981   | 5,937,384   |
| Cargo Airlines                        | 5,653,986    | 7,169,790   | 7,240,681   | 5,162,024   | 4,494,983   |
| Total Landed Weight                   | 8,936,231    | 11,441,458  | 12,029,525  | 10,750,005  | 10,432,367  |

\*Numbers impacted by COVID-19

Source: Indianapolis Airport Authority

Table 12 below shows the number of enplaned passengers annually at the Airport, including 2020 and 2021, when enplaned passengers were impacted by COVID-19. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport” and “APPENDIX C—REPORT OF THE AIRPORT CONSULTANT.”

**Table 12**

| <b>HISTORICAL ENPLANED PASSENGERS</b> |                                             |                                 |           |                                         |
|---------------------------------------|---------------------------------------------|---------------------------------|-----------|-----------------------------------------|
| 2020-2024                             |                                             |                                 |           |                                         |
| Total enplaned passengers             |                                             |                                 |           |                                         |
| Year                                  | Major / National<br>Airlines <sup>(a)</sup> | Regional /<br>Commuter Airlines | Number    | Average Annual %<br>increase (decrease) |
| 2020 <sup>(b)</sup>                   | 1,493,143                                   | 551,322                         | 2,044,464 | (57.1%)                                 |
| 2021                                  | 2,658,649                                   | 923,371                         | 3,582,020 | 75.2%                                   |
| 2022                                  | 3,312,617                                   | 1,032,796                       | 4,345,413 | 21.3%                                   |
| 2023                                  | 3,879,021                                   | 1,007,555                       | 4,886,576 | 12.5%                                   |
| 2024                                  | 4,170,109                                   | 1,079,850                       | 5,249,959 | 7.4%                                    |
| Average annual percent increase       |                                             |                                 |           |                                         |
| 2020-2024 <sup>(b)</sup>              | 29.3%                                       | 18.3%                           | 26.6%     |                                         |

(a) Includes some commuter activity reported with major airline activity.  
(b) Numbers impacted by COVID-19.

Source: Indianapolis Airport Authority

The cost per enplaned passenger for the passenger carriers from 2020 to 2024 is shown in Table 13 below. The number of enplaned passengers was 57.1% lower in 2020 than 2019 due to COVID-19 related restrictions, warnings, and concerns; however, the number of enplaned passengers has recovered in the years since. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS—Impact of the COVID-19 Pandemic on Airline Traffic at the Airport” herein for discussion of the effects of the pandemic on enplaned passengers.

**Table 13**

| <b>HISTORICAL COST PER ENPLANED PASSENGER</b>            |         |
|----------------------------------------------------------|---------|
| (inclusive of both Signatory and Non-Signatory Carriers) |         |
| Year                                                     | Cost    |
| 2020*                                                    | \$18.43 |
| 2021*                                                    | \$13.56 |
| 2022*                                                    | \$10.96 |
| 2023                                                     | \$10.65 |
| 2024                                                     | \$12.86 |

\*Numbers impacted by COVID-19

Source: Indianapolis Airport Authority

## Airline Service

As shown in Table 9, the Airport is served by 11 major airlines operating both point-to-point service as well as to their mid-continental, East Coast, West Coast hubs and international hub. In 2024, the Airport welcomed Ireland’s flagship airline, Aer Lingus. Aer Lingus will offer new, nonstop service to Dublin, Ireland (DUB), beginning May 2025, and American Airlines will offer nonstop service to Punta Cana (PUJ), beginning in December 2025. In addition, as shown in the Report of the Airport Consultant attached hereto as Appendix C, nonstop service is provided (or is committed) to many major business destinations across the nation, including New York (LaGuardia, JFK and Newark), Washington, D.C. (Reagan National, Dulles and BWI Marshall), Boston (Logan International), Chicago (O’Hare and Midway), Dallas (Dallas/Fort Worth International and Love Field), Houston (Bush Intercontinental and William Hobby), Austin (Austin Bergstrom International), Denver (Denver International Airport), Phoenix (Phoenix Sky Harbor International Airport), San Francisco (San Francisco International), Los Angeles (Los Angeles International) and Portland (Portland International Airport). A significant amount of nonstop service is also provided to leisure destinations in Florida, the desert Southwest and otherwise. The Airport’s top international market is Cancun, Mexico, which has nonstop service. Toronto, Canada, is also a top international market with nonstop flights provided from the Airport. Other major international O&D markets

include Montego Bay, Jamaica, and San Jose del Cabo, Mexico. There is no nonstop service to these other international destinations and O&D passengers must connect to reach their final destinations. See Figure 2-1 in the “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C.

### **Indianapolis Tourism and Economic Growth <sup>1</sup>**

Indianapolis has demonstrated exceptional performance as a premier destination for tourism, conventions, and large-scale events, positioning itself as a strong investment market in the hospitality and events sector. In 2024, the city recorded its highest tourism numbers in history, with major events such as Gen Con (71,000 attendees), the NFL Combine (27,200), and the FDIC International conference (36,500) driving significant visitor traffic. Indianapolis also hosted globally recognized experiences including Taylor Swift’s Eras Tour, the NBA All-Star Weekend, and the 2024 Total Solar Eclipse—events that contributed to nine of the ten highest hotel room nights ever recorded in the city. With air traffic at Indianapolis International Airport exceeding 10 million passengers, the city’s accessibility and rising profile as a national destination are clear indicators of sustainable demand.

Indianapolis continues to be a major sports and convention destination. Indianapolis Motor Speedway is home to the Indy 500 race, Lucas Oil Stadium is home to the Indianapolis Colts, Gainbridge Fieldhouse is home to the Indiana Pacers and the Indiana Fever, and Victory Field is home to the Indianapolis Indians, Pittsburgh’s Triple-A affiliate. All three major sports facilities are within walking distance or connected by the skywalk system to the Indiana Convention Center. Indy Eleven is a professional soccer team based in Indianapolis, and they play their home games at Michael A. Carroll Stadium, located on the downtown campus of Indiana University Indianapolis (formally known as IUPUI).

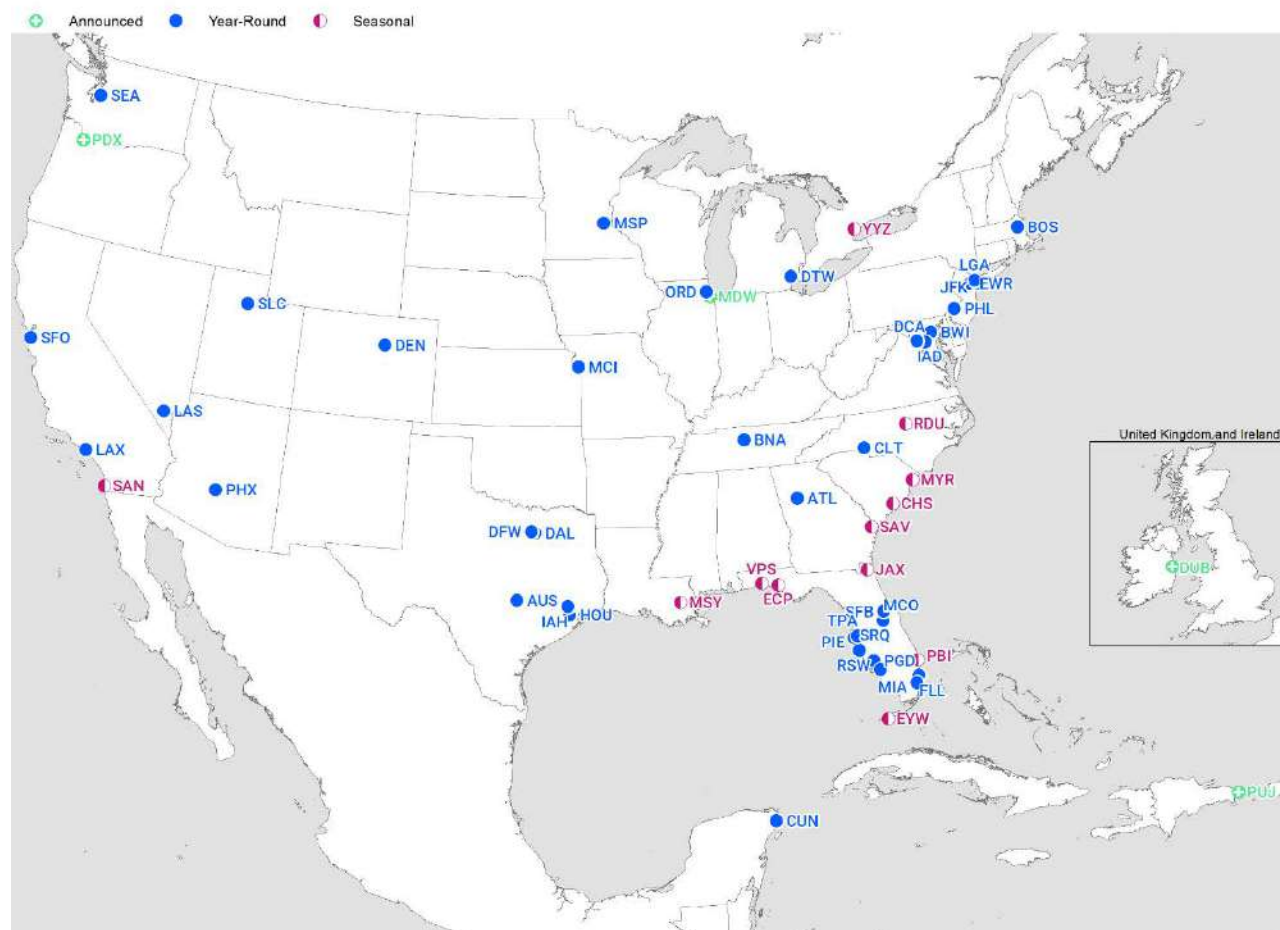
From an investment perspective, Indianapolis offers robust infrastructure and forward-looking development plans that support continued growth in event-based tourism. The Indiana Convention Center, strategically connected to major venues via an enclosed skywalk system, anchors a dense and walkable downtown hospitality ecosystem. 932,000 hotel room nights were booked in 2024 and a pipeline of 3.94 million future hotel room nights already booked reflects long-term confidence in the market. The upcoming \$710 million, 800-room Hilton Signia convention hotel, scheduled to open in Fall 2026, is a transformative project that will allow the city to host multiple conventions simultaneously. Combined with the presence of nationally recognized cultural institutions and over \$360 million in recent renovations to Gainbridge Fieldhouse, the Indianapolis tourism and event economy presents a compelling, scalable opportunity for investors seeking exposure to high-growth urban hospitality markets.

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<sup>1</sup> Source: VisitIndy. <https://www.destinationindy.com/post/visit-indy-announces-record-breaking-year>

Table 14 below shows the 53 non-stop destinations from the Airport.

**Table 14**  
**Map of Nonstop Destinations Scheduled during 2025**



Note: Service to Dublin (DUB) and Portland (PDX) are scheduled to begin in May 2025.

Service to Chicago (MDW) is scheduled to begin in August 2025.

Service to Punta Cana (PUJ) is scheduled to begin in December 2025.

Source: Indianapolis Airport Authority, List of IND Nonstop Flights by Airline for March 2025, accessed March 2025.

### Recent Trends in Airline Traffic and Recovery from COVID-19 at the Airport

While 2020 was significantly impacted by the onset of the COVID-19 Pandemic, based on most recent enplanement and financial reporting data, the Airport has demonstrated an ongoing recovery since 2020. In 2024, enplaned passengers were up 7.4% compared to 2023 and up 10.2% compared to 2019. Airline seat capacity in 2024 is up 6.1 % versus 2023 and up 11.2% compared to 2019. Passenger carrier airline flights in 2024 were up 5.4% versus 2023 and down 7.9% compared to 2019. Airline Seat Miles for 2024 were up 6.4% versus 2023 and up 9.2% versus Airline Seat Miles in 2019. In 2024, there were 5.2 million enplaned passengers occupying 6.5 million departing seats.

In 2023, the Airport saw the resumption of multiple routes previously ceased during the pandemic. Most notably, Southwest Airlines resumed daily service to Kansas City (MCI) followed by seasonal return of service to San Diego (SAN).

Frontier Airlines added seasonal flights to Raleigh-Durham (RDU) at the Airport on May 11, 2023. Beyond domestic flights, the Airport welcomed back Air Canada in 2022 after a two-year pandemic break. For the Summer 2023 season, Air Canada shifted flying to the larger 70-seat CRJ9 aircraft versus their 50-seat jet, signaling a strong return of demand.

In addition, the Airport further advanced its flight offerings since 2024 by adding or announcing 14 new scheduled flights. This includes the return of Salt Lake City (SLC) on Delta Air Lines and the extension of Southwest's San Diego (SAN) flight from less than daily to daily beginning Spring 2025. The Airport also announced new nonstop domestic service to New Orleans (MSY) on both Frontier Airlines and Spirit, service to Chicago (MDW) on Southwest to begin in August 2025, a new international nonstop service to Punta Cana (PUJ) on American Airlines to begin in December 2025, the addition of year-round service to Nashville, Tennessee (BNA) on Southwest Airlines, and year-round service to Portland, Oregon (PDX) on Allegiant Airlines beginning May 2025. Furthermore, the Airport announced additional capacity to over 10 markets across six airlines and multiple special occasion flights for major events in the city such as the NBA All-Star Weekend, the April 2024 total solar eclipse, the Big Ten Conference Football Championship, the Taylor Swift concert weekend, and the Indianapolis Colts vs Buffalo Bills NFL game.

Included in the 14 new scheduled flights is the nonstop flight to Dublin, Ireland, on Aer Lingus. This route will launch in May 2025 and once again reconnect the Airport with Europe. Prior to the pandemic, the Airport had nonstop service to Paris, France (CDG) on Delta Air Lines. However, due to travel restrictions related to the pandemic, this route was indefinitely suspended in the spring of 2020 and never returned. The Airport's Air Service team has been focused on restoring nonstop service to Europe and has done so with a new route to Dublin on Ireland's flagship airline, Aer Lingus. This flight from IND to DUB will give passengers nonstop access to Dublin, Ireland, and 20 connecting itineraries into Europe.

The Authority continues to actively work with new and existing airlines to recruit new and additional domestic and international service to fit demand. The Airport is working closely with the regional business community to understand business demand in this post-pandemic environment. Seven of the 10 busiest days in the Airport's history have occurred in 2024. IND surpassed 10 million passengers served for the first time in early December 2024.

In addition to recruiting new markets (new non-stop destinations), the Airport team is focused on tools necessary to increase air service connectivity. Travel has recovered from the pandemic and the Airport stands to gain and regain strategic air service connectivity. The Airport's air service incentive plan competitively positions the Airport for new, nonstop air service now and into the future. In May 2022 the Airport Board approved a new plan that uses all the incentive mechanisms permitted by the FAA guidelines in a more relevant approach that is tailored to the current dynamic air service environment and better supports the Authority's short- and long-term air service priorities. This plan was critical in the recruitment of many flights announced in 2024, including the service to Nashville, Tennessee, Dublin, Ireland, and Portland, Oregon.

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### **Airline Market Shares of Enplaned Passengers**

Table 15 shows airline market shares of enplaned passengers at the Airport from 2020 through 2024. The Airport is served by a balanced mix of carriers. Market shares among airlines have remained relatively stable since 2020.

Southwest Airlines accounted for 27.0% of enplanements at the Airport in 2023. In 2024, Southwest enplanements marginally increased to a 27.8% share. American Airline's ("American's") share of the Airport's enplanements was 25.5% in 2023. In 2024, American's share was 25.6%. Delta had the next largest share of the Airport's enplanements at 17.9% in 2023. In 2024, Delta's share was 18.2%. United had the fourth largest market share at the Airport with 13.3% of enplanements in 2023. In 2024, United's share was 12.4%.

The mix of carriers and diversity of the airline market shares at the Airport helps to ensure that competitive service is available and that the Airport traffic base is not dependent on the financial success or service provided by any one airline. Low-cost airlines Allegiant, Frontier, Spirit and Southwest collectively represented approximately 41.4% of the service provided at the Airport in 2024, and 40.5% share in 2023.

Table 15 shows the airlines that provided service at the Airport from 2020 through 2024, as well as their market share of enplanements at the Airport.

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**Table 15**

**AIRLINE MARKET SHARES OF ENPLANED PASSENGERS  
2020-2024**

| Airline <sup>(a)</sup> | Market Share |             |             |             |             |
|------------------------|--------------|-------------|-------------|-------------|-------------|
|                        | <u>2020</u>  | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> |
| Southwest Airlines     | 30.4%        | 28.2%       | 26.3%       | 27.0%       | 27.8%       |
| American Airlines      | 21.9%        | 23.6%       | 25.7%       | 25.5%       | 25.6%       |
| Delta Air Lines        | 18.1%        | 18.5%       | 19.2%       | 17.9%       | 18.2%       |
| United Airlines        | 11.3%        | 11.1%       | 12.4%       | 13.3%       | 12.4%       |
| Spirit Airlines        | 4.9%         | 7.0%        | 5.7%        | 6.2%        | 6.9%        |
| Allegiant Air          | 8.3%         | 6.6%        | 5.9%        | 5.1%        | 4.4%        |
| Frontier Airlines      | 3.3%         | 3.2%        | 2.4%        | 2.2%        | 2.3%        |
| Alaska Airlines        | 1.3%         | 1.2%        | 1.5%        | 1.7%        | 1.6%        |
| Other                  | <u>0.6%</u>  | <u>0.6%</u> | <u>0.9%</u> | <u>1.1%</u> | <u>0.9%</u> |
| Total                  | 100%         | 100%        | 100%        | 100%        | 100%        |

<sup>(a)</sup> Includes regional partners.

Source: Indianapolis Airport Authority

### O&D Traffic

The Airport is primarily an O&D Airport and from 2020 to 2024, O&D traffic has ranged from approximately 97.6% to 98.4% of the Airport's traffic. In 2024, 97.8% of the Airport's enplanements represented O&D traffic, as shown in Table 16 below.

**Table 16**

**SHARES OF O&D VERSUS CONNECTING PASSENGERS  
Indianapolis International Airport  
2020-2024**

|                            | Year Ended December 31, |               |               |                |                | Average Annual increase<br><u>2020-2024</u> |
|----------------------------|-------------------------|---------------|---------------|----------------|----------------|---------------------------------------------|
|                            | <u>2020*</u>            | <u>2021</u>   | <u>2022</u>   | <u>2023</u>    | <u>2024</u>    |                                             |
| <b>Enplaned Passengers</b> |                         |               |               |                |                |                                             |
| O&D                        | 1,996,663               | 3,521,468     | 4,275,801     | 4,771,058      | 5,135,047      | 26.6%                                       |
| <u>Connecting</u>          | <u>47,801</u>           | <u>60,552</u> | <u>69,612</u> | <u>115,518</u> | <u>114,912</u> | <u>24.5%</u>                                |
| Total                      | 2,044,464               | 3,582,020     | 4,345,413     | 4,886,576      | 5,249,959      | 26.6%                                       |
| <b>% of Total</b>          |                         |               |               |                |                |                                             |
| O&D                        | 97.7%                   | 98.3%         | 98.4%         | 97.6%          | 97.8%          |                                             |
| <u>Connecting</u>          | <u>2.3%</u>             | <u>1.7%</u>   | <u>1.6%</u>   | <u>2.4%</u>    | <u>2.2%</u>    |                                             |
| Total                      | 100.0%                  | 100.0%        | 100.0%        | 100.0%         | 100%           |                                             |

\*Numbers impacted by COVID-19

Sources: Indianapolis Airport Authority; U.S. Department of Transportation, Airline Passenger Origin and Destination Survey and T-100 Onboard Database.



## Air Cargo Activity

Table 17 below shows cargo enplaned at the Airport from 2020 through 2024. Air cargo at the Airport saw dramatic increases in 2020 and 2021, however, in 2023, the amount of air cargo enplaned at the Airport decreased by 21.9% compared to 2022 resulting from supply chain constraints and increasing air cargo prices after record low costs during COVID-19. These changes continued to impact enplaned cargo in 2024, as enplaned cargo decreased 7.5% for 2024 compared to 2023. In 2023 and 2024, over 99.9% of total enplaned cargo was freight and express.

International freight service at the Airport includes scheduled Cargolux service into the European Union and FedEx departures into the same region. In 2014, FedEx introduced multiple weekly international cargo flights arriving from Osaka, Japan. Tonnage of international inbound freight has continued to grow. FedEx launched a new international flight to Liège, Belgium (LGG) in September 2019. In 2024, inbound international freight was up 19.4 % from 63,427 tons in 2023 to 75,747 tons.

**Table 17**

| <b>HISTORICAL ENPLANED CARGO</b> |                                        |                            |              |                                           |
|----------------------------------|----------------------------------------|----------------------------|--------------|-------------------------------------------|
| <b>2020-2024</b>                 |                                        |                            |              |                                           |
| <u>Year</u>                      | <u>Tons</u>                            |                            |              | <u>Annual Percent increase (decrease)</u> |
|                                  | <u>Air mail</u>                        | <u>Freight and Express</u> | <u>Total</u> |                                           |
| 2020                             | 1,364                                  | 572,558                    | 573,922      | 10.2%                                     |
| 2021                             | 967                                    | 686,727                    | 687,694      | 19.8%                                     |
| 2022                             | 971                                    | 647,378                    | 648,349      | (5.7%)                                    |
| 2023                             | 484                                    | 505,673                    | 506,157      | (21.9%)                                   |
| 2024                             | 10                                     | 468,202                    | 468,212      | (7.5%)                                    |
| <hr/>                            |                                        |                            |              |                                           |
|                                  | <u>Average annual percent increase</u> |                            |              |                                           |
| 2020-2024                        | (70.7%)                                | (4.9%)                     | (5.0%)       |                                           |

<sup>(a)</sup> Percentage change is calculated using 2024 compared to 2023.

Source: Indianapolis Airport Authority

## Landed Weight

In 2024, total aircraft landed weight was 10,432,367 thousand-pound units, a 3.0% decrease from 2023, which was 10.6% lower than the total for 2022. Passenger airlines accounted for approximately 57% of total landed weight at the Airport in 2024 compared to the prior year of 52%. The cargo airlines accounted for the remaining 43% of the total aircraft landed weight at the Airport in 2024, compared to the prior year of 48%. Passenger airline landed weight increased 6.3% in 2024 compared to 2023, and the cargo airline landed weight decreased 12.9% over the same time. In 2024, aircraft landed weight was 16.0% higher as compared to 2020, before the turmoil caused by COVID-19 in 2020. Table 18 below shows the historical landed weight at the Airport followed by Table 19 showing the various airline shares of such landed weight.

**Table 18**

| <b>HISTORICAL LANDED WEIGHT</b>             |                           |                        |              |                                           |
|---------------------------------------------|---------------------------|------------------------|--------------|-------------------------------------------|
| <b>2020-2024</b>                            |                           |                        |              |                                           |
| 1,000-pound units                           |                           |                        |              |                                           |
| <u>Year</u>                                 | <u>Passenger Airlines</u> | <u>Cargo Airlines*</u> | <u>Total</u> | <u>Annual percent increase (decrease)</u> |
| 2020**                                      | 3,282,245                 | 5,653,986              | 8,936,231    | (17.1%)                                   |
| 2021                                        | 4,271,668                 | 7,169,790              | 11,441,458   | 28.0%                                     |
| 2022                                        | 4,788,844                 | 7,240,681              | 12,029,525   | 5.1%                                      |
| 2023                                        | 5,587,981                 | 5,162,024              | 10,750,005   | (10.6%)                                   |
| 2024                                        | 5,937,384                 | 4,494,983              | 10,432,367   | (3.0%)                                    |
| Average annual percent increase (decreased) |                           |                        |              |                                           |
| 2020-2024                                   | 16.0%                     | (5.6%)                 | 3.9%         |                                           |

Source: Indianapolis Airport Authority  
 \*Numbers are based on enplaned cargo whereas numbers in Report of Airport Consultant are based on inbound and outbound cargo.  
 \*\* Numbers impacted by COVID-19

**Table 19**

| <b>AIRLINE SHARES OF LANDED WEIGHT</b> |             |             |             |             |             |
|----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| <b>2020-2024</b>                       |             |             |             |             |             |
| <b>(%)</b>                             |             |             |             |             |             |
| <u>Airline <sup>(a)</sup></u>          | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> |
| Passenger Airlines                     |             |             |             |             |             |
| Southwest Airlines                     | 11.5        | 9.6         | 9.6         | 14.1        | 15.3        |
| American Airlines                      | 8.0         | 8.8         | 10.8        | 13.5        | 14.9        |
| Delta Air Lines                        | 7.5         | 7.7         | 8.1         | 9.4         | 10.6        |
| United Airlines                        | 4.0         | 4.3         | 4.9         | 7.0         | 7.5         |
| Spirit Airlines                        | 1.4         | 2.3         | 2.1         | 2.9         | 3.4         |
| Allegiant Air                          | 2.4         | 2.4         | 2.1         | 2.2         | 2.1         |
| Frontier Airlines                      | 0.9         | 1.0         | 0.8         | 1.0         | 1.3         |
| Alaska Airlines                        | 0.6         | 0.4         | 0.5         | 0.8         | 0.8         |
| Other                                  | <u>0.4</u>  | <u>0.8</u>  | <u>0.9</u>  | <u>1.0</u>  | <u>1.0</u>  |
| Subtotal                               | 36.7        | 37.3        | 39.8        | 51.9        | 56.9        |
| Cargo and charter airlines             |             |             |             |             |             |
| FedEx                                  | 61.7        | 61.3        | 58.8        | 46.1        | 41.6        |
| Cargolux                               | 1.2         | 0.9         | 0.9         | 0.8         | 0.9         |
| Other                                  | <u>0.4</u>  | <u>0.5</u>  | <u>0.5</u>  | <u>1.2</u>  | <u>0.6</u>  |
| Subtotal                               | <u>63.3</u> | <u>62.7</u> | <u>60.2</u> | <u>48.1</u> | <u>43.1</u> |
| Total                                  | 100.0       | 100.0       | 100.0       | 100.0       | 100.0       |

(a) Includes regional partners.

Source: Indianapolis Airport Authority

## CAPITAL IMPROVEMENT PROGRAM

The Authority's Five-Year Capital Program (2025-2029) (the "2025-2029 CIP") is intended to meet the Airport System's capital needs through 2029. The program is designed to provide comfort regarding the continued availability of existing facilities and to develop improvements necessary to meet the ongoing air travel demands of the Airport Service Area. Funding for capital projects primarily comes from a combination of federal grants, other Authority funds generated from the operation of the Airport System, proceeds from the sale of land and Authority property and future debt payable from both Authority Revenues and Customer Facility Charges (CFCs) for rental car related projects. See "Plan of Funding for the 2025-2029 CIP" below for more funding information.

The 2025-2029 CIP contemplates approximately \$1.162 billion (in actual and inflated dollars) in capital improvements to the Airport System. The Airport's significant projects over the five years include: hotel construction, baggage handling system recapitalization, runway and taxiway reconstruction, passenger boarding bridges, terminal energy resilience, rehabilitation of public parking lots, central energy plant boiler replacement, and ready return parking lot, some of which are part of the 2025A Capital Projects to be financed with the 2025A Authority Bonds. Many of these projects are eligible for partial federal and/or state grant funding with accompanying IAA local funding requirements. In addition to the availability of federal and/or state grant funding, completion of the 2025-2029 CIP is dependent upon a number of other factors, including national, regional and local economic conditions; financial condition of the airlines using the Airport System; receipt of required approvals and permits, including environmental approvals and permits; site conditions; coordination of contracts and work; design and construction scheduling; availability of specialty contractors, supplies and equipment; and the effect of one or more factors on the Authority's operations. Although each capital improvement program has a five-year horizon, projects are budgeted and approved on a calendar year basis. See "APPENDIX C — REPORT OF THE AIRPORT CONSULTANT."

Capital improvement projects funded by grants require funding approval by the appropriate granting authorities and due to the timing of such decisions, funding for the program is determined on an annual basis as projects are approved to move forward.

The Authority reviews and updates the 2025-2029 CIP each year. Pursuant to the current Airline Agreements and expected to be part of the new Airline Agreement, the Authority must submit certain capital improvement projects for disapproval by the Signatory Airlines if they are greater than \$100 million. The Authority does not anticipate a project for which a submission to the Signatory Airlines is required. See "THE AIRPORT AND AIRPORT SYSTEM—Authority Agreements—*Airline Agreements*."

### Airport Hotel

The 2025-2029 CIP includes the construction of the Airport Hotel. In August 2024, the Authority retained LWHA, a national hotel consulting firm located in New York, New York, to perform a study of the potential market demand, and an estimate of the ten-year annual operating results, for a hotel located next to the terminal to be owned by the Authority. The Authority has also entered into a Franchise Agreement (the "*Franchise Agreement*") with MARRIOTT<sup>1</sup> International, Inc. ("*MARRIOTT*") for the Authority to operate the Airport Hotel as the Westin Indianapolis Airport. In accordance with its engagement, LWHA prepared the Airport Hotel Analysis which is available for review at [24-NY-415-Terminal-Hotel\\_250421\\_123203.pdf](https://d1j6zi7czwjuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel_250421_123203.pdf?mtime=20250421083203) (the "Airport Hotel Analysis"). In the Airport Hotel Analysis, LWHA estimates that (1) the Airport Hotel would achieve a stabilized occupancy of 76% in the third full-year of operation with an average daily room rate ("ADR") of \$285.88 (in 2030 dollars), and (2) based on the projected occupancy and ADR, the adjusted net operating income prior to the payment of Debt Service for the Airport Hotel for the full calendar year of 2030 would be approximately \$9.8 million. Such projected net operating income in 2030 would represent approximately 6.5% of the Authority's projected Net Revenues in that year. In the event gross operating revenues of the Airport Hotel are not sufficient in a particular month to pay Airport Hotel operating expenses then due, amounts in the Airport System Fund not related to the Airport Hotel will be applied to pay any such Airport Hotel expenses prior to the payment of debt service on any Bonds. See "CAPITAL IMPROVEMENT PROGRAM - *Airport Hotel*" herein and "REPORT OF THE AIRPORT CONSULTANT," attached hereto as APPENDIX C.

<sup>1</sup> The Hotel is operated under a license from MARRIOTT and MARRIOTT has not reviewed, endorsed or ratified this Official Statement.

\* [https://d1j6zi7czwjuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel\\_250421\\_123203.pdf?mtime=20250421083203](https://d1j6zi7czwjuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel_250421_123203.pdf?mtime=20250421083203)

The Bonds are issued on parity with all other Authority Revenue Bonds and operations of the Airport Hotel could impact overall Authority financials, including the coverage requirements of the Bond Ordinance. Under the Airline Agreement, the Airport Hotel is part of the Other Cost Center. Generally, the net expense of the Other Cost Center only are considered in the Revenue Sharing provisions. See discussion of Airline Agreements in the “SUMMARY OF AIRLINE AGREEMENTS” in Appendix D attached hereto. All summaries herein of the Airport Hotel Analysis are qualified in their entirety by the full document available at the above link and investors should read the Airport Hotel Analysis in its entirety, for an understanding of the assumptions and rationale underlying the estimates and forecasts set forth therein. The Authority, the Bond Bank and the Airport Consultant have relied upon the conclusions of LWHA in the Airport Hotel Analysis based upon LWHA’s knowledge regarding hotel operations, demand and room pricing. Any information in the Airport Hotel Analysis that differs from the rest of this Official Statement or the Report of the Airport Consultant is a result of separate analysis of the proposed Hotel conducted by LWHA.

The financial forecast contained in the Airport Hotel Analysis is based solely upon known information provided by the Authority regarding the planned construction of the Airport Hotel and upon various facts and assumptions made by LWHA, and not assumptions made by the Authority or the Airport Consultant. Inevitably, some assumptions used to develop the forecast may not be realized and unanticipated events and circumstances will occur. There will usually be differences between forecast and actual results, since events and circumstances frequently do not occur as expected, and those differences may be material. In particular, any substantial decrease in occupancy or ADR from that projected will reduce net revenues of the Airport Hotel. No assurance can be given that the Airport Hotel will maintain projected occupancy at projected room rates as assumed in the Airport Hotel Analysis. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS – Airport Hotel Risks.”

The Airport Hotel is to be constructed pursuant to a construction management and general contractor (“CM/GC”) contract between the Authority and Shiel Sexton Company, Inc. This contract includes construction of the building’s foundations, the Airport Hotel and the connection of the Airport Hotel to the Authority’s parking facility and thus, to the terminal. The Airport Hotel includes public areas, administration areas, back-of-house areas and mechanical/electrical rooms, including 10,000 square feet of meeting space and a seventh floor bar/lounge area. The Authority has received bids on the project and has negotiated a guaranteed maximum price of \$155,000,000 for the hard costs hotel project. The total cost of the Hotel is expected to be approximately \$205.0 million and the Hotel is expected to open no later than January 1, 2028.

The Authority and Wischermann have entered into an Amended and Restated Hotel Management Agreement dated February 21, 2025 (the “HMA”) and a Cash Management Agreement dated February 21, 2025 (the “CMA”) for the operation of the Airport Hotel. Under the HMA, the Authority has engaged Wischermann to manage the Airport Hotel as the exclusive operator from the dated date of the HMA for five full operating years starting with the first full operating year following the opening date of the Airport Hotel, unless the HMA is terminated earlier pursuant to the provisions thereof. Wischermann has the right and the duty under the HMA to operate the Airport Hotel as an “upper-upscale” hotel in accordance with the terms of the Franchise Agreement and certain other standards, policies and programs and in a manner reasonably calculated to optimize the financial performance of the Airport Hotel.

The Authority has the right to terminate the HMA based on, among other things, the termination of the Franchise Agreement, certain results of a Public Policy Review (as such term is defined in the HMA); or as a result of casualty or condemnation. In addition, the HMA separately sets forth performance termination rights for failure of Wischermann to achieve certain performance tests beginning with the second full operating year or if the Hotel does not achieve total revenues greater than or equal to the original underwriting projections shown in the Report of the Hotel Consultant referenced above. In the event of a termination, Wischermann would be obligated to cooperate with the Authority to minimize expenses, provide a final accounting and deliver all non-proprietary books and records, licenses, permits and contracts, and to facilitate the orderly transfer of electronic records and data.

Consistent with the Authority Bond Ordinance, the HMA and the CMA provide that all funds derived from operation of the Airport Hotel will be deposited on a daily basis to the Hotel Revenue Account (an account in the Airport System Fund) and, other than Excluded Taxes and Other Charges and Pass-Through Costs (as defined in the CMA), amounts on deposit in the Hotel Revenue Account shall constitute Gross Revenues as defined in the Authority Bond Ordinance and, in accordance with the terms of the CMA and the HMA, such amounts shall be applied in accordance with the provisions of the Authority Bond Ordinance. The flow of funds provided for in the HMA and CMA are for internal Authority accounting purposes and does not modify in any manner the flow of funds required under the Authority Bond Ordinance.

According to the CMA, the Authority is to deposit by the first Business Day of every month, the forecasted Operating Expenses for the Hotel for such month, including the Base Management Fee owed to Wischermann, less any surplus remaining in the Manager Account from prior months, into the Manager Account established under the HMA. Wischermann is to pay Operating Expenses of the Hotel (which term is defined in the HMA and which expenses constitute Operation and Maintenance Expenses as defined in the Authority Bond Ordinance) from the Manager Account when due.

As required by the Franchise Agreement, the Authority created the “FF& E Reserve Fund”. In the flow of funds dictated by the Authority Bond Ordinance, such Fund was created and will be funded after the payment of Operations and Maintenance Expenses, payment of Revenue Bonds and funding the various Revenue Bond Reserve Funds, paying any General Obligation Bonds and funding any General Obligation Bond Reserve Funds and paying any Subordinate Securities and funding any Subordinate Securities Reserve Funds. See Table 1 herein. The Franchise Agreement requires that the FF&E Reserve Fund be created and funded with a percentage of Gross Revenues of the Hotel in each operating year with a maximum of 4% per year in the sixth full operating year, in order to facilitate routine capital improvements and Periodic Renovations (as defined in the Franchise Agreement) of the Hotel when needed. The Franchisor requires Periodic Renovations to the Hotel to maintain Standards, approximately every seven (7) years for Soft-Goods (as defined in the Franchise Agreement) and approximately every fourteen (14) years for Case Goods (as defined in the Franchise Agreement). Amounts in the FF&E Reserve Fund will be used to make Periodic Renovations, however, if amounts in such fund are not sufficient, the Authority is required to provide additional funds to maintain the Standards.

The Authority Bond Ordinance provides that Operations and Maintenance expenses of the Hotel will not be included in the calculation of the Renewal & Replacement Fund.

#### **Plan of Funding for the 2025-2029 CIP**

The Authority plans to fund the cost of the 2025-2029 CIP with the 2025A Authority Bonds, Authority funds (including CFCs), federal and state grants and proceeds from Additional Authority Bonds.

To fund the 2025-2029 CIP, the Authority expects to use the following sources:

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| <u>Sources of Funds</u>                      | <u>Amount \$ (000s)</u>     |
|----------------------------------------------|-----------------------------|
| Authority Funds <sup>(a)</sup>               | 324,824                     |
| CFC Revenues                                 | 6,261                       |
| Existing Airport Revenue Debt <sup>(b)</sup> | 40,384                      |
| Future Airport Revenue Debt <sup>(b)</sup>   | 447,996                     |
| Federal and State Grants <sup>(c)</sup>      | 334,149                     |
| Total                                        | <u>\$1,153,613</u>          |
| <br><u>Uses of Funds</u>                     | <br><u>Amount \$ (000s)</u> |
| Airfield                                     | 230,919                     |
| Revenue Development <sup>(d)</sup>           | 205,058                     |
| Terminal                                     | 250,572                     |
| Safety & Security                            | 187,159                     |
| Reliever Airport Projects                    | 74,053                      |
| Properties                                   | 50,220                      |
| Parking                                      | 45,816                      |
| Central Energy Plant                         | 26,730                      |
| Roads & Lots                                 | 29,025                      |
| Environmental                                | 22,044                      |
| Parking Shuttle Bus                          | 11,992                      |
| Vehicle & Equipment                          | 7,428                       |
| Information Technology                       | 10,253                      |
| Indianapolis Maintenance Center              | <u>2,344</u>                |
| Total                                        | <u>\$1,153,613</u>          |

<sup>(a)</sup> Authority Funds include available Authority cash, proceeds available from land and property sales, and direct reimbursements.

<sup>(b)</sup> Includes airport revenue bonds and other debt obligations, including debt payable with CFC revenues.

<sup>(c)</sup> Includes FAA Airport Improvement Program grants and other federal economic development grants.

<sup>(d)</sup> Includes Hotel Project.

***Federal and State Grants.*** The FAA’s Airport Improvement Program (or AIP) consists of an entitlement fund and a discretionary fund. Entitlement funds are distributed through grants by formula based on the number of enplanements and the amount of cargo landed weight at individual airports. The Authority has received on average approximately \$5.7 million annually in entitlement funding, primary and non-primary, from 2021 to 2024. The FAA issues letters of intent (“LOI”) for grants from the discretionary fund based on the FAA’s assessments of national priorities. An LOI represents the FAA’s intent to obligate funds from future federal budget appropriations for the AIP. From time to time, the General Assembly of the State has appropriated moneys to the Indiana Department of Transportation to fund grants to airports situated in Indiana. The Authority has used State grant moneys to meet local match requirements for federal grants related to the Authority’s reliever airports and expects to continue to do so. Funding provided from government grant awards are considered earned and recognized as revenue when eligible expenses are incurred.

On November 15, 2021, the Bipartisan Infrastructure Law Infrastructure Investment and Jobs Act (“IIJA”) was enacted, which provides:

- (i) \$25 billion in new general fund revenue over the next five federal fiscal years for airports and air traffic control facilities. Of this amount: \$2.48 billion per year will be allocated to primary airports in two parts: first based on AIP apportionment formulas, and any remaining amounts based on enplanements. According to the FAA, the Airport System was eligible for \$14.2 million for FY 2022, \$15.1 million for FY 2023, \$15.1 million for FY 2024, and \$14.6 million for FY 2025 under these formula grants (with FY 2025 – FY 2027 to be based on

future year enplanements). These grants can be used for PFC-eligible capital project costs and the federal/local share for large and medium-hub airports will be 75%/25%.

- (ii) \$1 billion per year for a new airport terminal program administered by the FAA for terminal development projects (less a 3% allowance for FAA administration) of which 55% (or \$533.5 million) will be set aside for large hub airports. These competitive terminal grants will be prioritized for projects that increase capacity and passenger access, replace aging infrastructure; achieve compliance with the Americans with Disabilities Act and expand accessibility for persons with disabilities, improve airport access for historically disadvantaged populations, improve energy efficiency, improve airfield safety through terminal relocation, and encourage actual and potential competition; and projects for relocating, reconstructing, repairing, or improving airport-owned air traffic control towers. These grants can be used for PFC-eligible capital project costs and the federal/local share will be 80%/20%.

In August 2024, the FAA approved the Authority's application to use all IIJA 2022 and 2023 allocation towards Package 3 of reconstructing runway 5R-23L and Taxiway D with LED lighting. The Authority submitted a pre-application to the FAA that contemplates all IIJA 2024 allocation towards baggage handling system recapitalization. The Authority's CIP for the years 2025-2026 contemplates IIJA funding towards baggage handling system recapitalization.

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## HISTORICAL OPERATING RESULTS

Table 20 below shows the historical operating results of the Authority from 2020 to 2024.

**Table 20**

| <b>HISTORICAL OPERATING RESULTS – INDIANAPOLIS AIRPORT AUTHORITY</b>           |                         |                         |                         |                         |                         |
|--------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Year Ended December 31,                                                        |                         |                         |                         |                         |                         |
|                                                                                | 2020                    | 2021                    | 2022                    | 2023                    | 2024                    |
| <b>Operating Revenues</b>                                                      |                         |                         |                         |                         |                         |
| Airfield                                                                       | \$ 22,118,257           | \$ 31,031,457           | \$ 31,543,345           | \$ 33,051,565           | \$ 47,350,478           |
| Terminal complex                                                               | 44,175,766              | 57,515,595              | 56,941,119              | 65,898,943              | 73,204,367              |
| Parking                                                                        | 25,208,150              | 42,772,033              | 59,561,731              | 66,633,184              | 74,537,968              |
| Rented buildings and other                                                     | 16,218,550              | 16,548,566              | 14,300,614              | 15,516,027              | 15,701,441              |
| Indianapolis Maintenance Center (IMC)                                          | 6,570,715               | 5,586,360               | 5,565,399               | 7,861,805               | 5,120,083               |
| Reliever airports                                                              | 2,779,635               | 3,217,196               | 3,423,212               | 3,251,217               | 3,094,800               |
| Total operating revenues                                                       | <u>117,071,073</u>      | <u>156,671,207</u>      | <u>171,335,420</u>      | <u>192,212,741</u>      | <u>219,009,137</u>      |
| <b>Operating Expenses</b>                                                      |                         |                         |                         |                         |                         |
| Airfield                                                                       | 10,634,332              | 11,918,192              | 12,839,733              | 13,845,621              | 15,203,937              |
| Terminal complex                                                               | 16,511,421              | 18,527,623              | 24,217,247              | 27,551,565              | 29,420,053              |
| Parking                                                                        | 7,459,310               | 7,918,975               | 11,842,647              | 13,298,429              | 15,493,736              |
| Rented buildings and other                                                     | 1,724,022               | 2,084,302               | 3,570,650               | 2,517,013               | 2,315,673               |
| Indianapolis Maintenance Center (IMC)                                          | 6,540,649               | 5,994,812               | 7,501,618               | 7,519,910               | 6,680,817               |
| Reliever airports                                                              | 1,515,441               | 2,513,803               | 3,217,717               | 2,691,057               | 2,578,724               |
| Public Safety                                                                  | 12,132,103              | 13,322,262              | 14,149,073              | 16,570,717              | 18,667,488              |
| Administration                                                                 | 16,046,191              | 17,418,711              | 21,438,211              | 23,687,861              | 25,868,507              |
| Subtotal                                                                       | <u>72,563,469</u>       | <u>79,698,680</u>       | <u>98,776,896</u>       | <u>107,682,173</u>      | <u>116,228,935</u>      |
| Depreciation                                                                   | 94,640,303              | 100,933,121             | 111,203,322             | 113,636,318             | 117,494,604             |
| Total operating expenses                                                       | <u>167,203,772</u>      | <u>180,631,801</u>      | <u>209,980,218</u>      | <u>221,318,491</u>      | <u>233,723,539</u>      |
| <b>Loss From Operations</b>                                                    | <u>(50,132,699)</u>     | <u>(23,960,594)</u>     | <u>(38,644,798)</u>     | <u>(29,105,750)</u>     | <u>(14,714,402)</u>     |
| <b>Nonoperating Revenues (Expenses)</b>                                        |                         |                         |                         |                         |                         |
| Federal operating grants                                                       | 15,782,948              | 1,816,734               | 4,916,618               | 591,300                 | 217,404                 |
| Passenger facility charges                                                     | 7,917,919               | 15,009,050              | 17,740,130              | 18,477,596              | 20,505,560              |
| Customer facility charges (rental cars)                                        | 4,347,368               | 6,526,091               | 8,107,965               | 9,094,934               | 10,014,110              |
| Investment income                                                              | (4,909,795)             | 15,567,065              | 30,585,590              | 21,641,715              | 22,527,612              |
| Interest revenue - leases                                                      | -                       | -                       | 7,183,488               | 7,535,068               | 8,888,116               |
| Interest expense                                                               | (33,787,024)            | (32,770,421)            | (32,658,364)            | (39,817,381)            | (41,366,701)            |
| Gain (loss) on disposals of capital assets and other                           | <u>11,802,875</u>       | <u>2,336,386</u>        | <u>(7,339,732)</u>      | <u>4,628,379</u>        | <u>12,458,139</u>       |
|                                                                                | <u>1,154,291</u>        | <u>8,484,905</u>        | <u>28,535,695</u>       | <u>22,151,611</u>       | <u>33,244,240</u>       |
| <b>Decrease in Net Assets Before Capital Contributions, Grants and Charges</b> | <u>(48,978,408)</u>     | <u>(15,475,689)</u>     | <u>(10,109,103)</u>     | <u>(6,954,139)</u>      | <u>18,529,838</u>       |
| <b>Capital Contributions, Grants and Charges</b>                               |                         |                         |                         |                         |                         |
| Federal, state and local grants                                                | 44,816,168              | 48,797,367              | 96,868,545              | 62,927,735              | 47,945,869              |
| Contributions from lessees and other                                           | <u>83,401,334</u>       | <u>254,656,893</u>      | <u>52,607,081</u>       | <u>58,970,711</u>       | <u>22,601,434</u>       |
|                                                                                | <u>128,217,502</u>      | <u>303,454,259</u>      | <u>149,475,626</u>      | <u>121,898,446</u>      | <u>70,547,303</u>       |
| <b>Increase (Decrease) in Net Position</b>                                     | <u>79,239,094</u>       | <u>287,978,571</u>      | <u>139,366,523</u>      | <u>114,944,307</u>      | <u>89,077,141</u>       |
| <b>Net Position, Beginning of Year</b>                                         | <u>1,016,095,652</u>    | <u>1,095,334,746</u>    | <u>1,383,313,317</u>    | <u>1,522,172,340</u>    | <u>1,637,116,647</u>    |
| <b>Net Position, End of Year</b>                                               | <u>\$ 1,095,334,746</u> | <u>\$ 1,383,313,317</u> | <u>\$ 1,522,679,840</u> | <u>\$ 1,637,116,647</u> | <u>\$ 1,726,193,788</u> |

(a) Figures reflect the implementation of GASB 87 and GASB 96. Amounts prior to 2022 have not been restated.

(b) Figures reflect the implementation of GASB 101. Amounts prior to 2023 have not been restated.

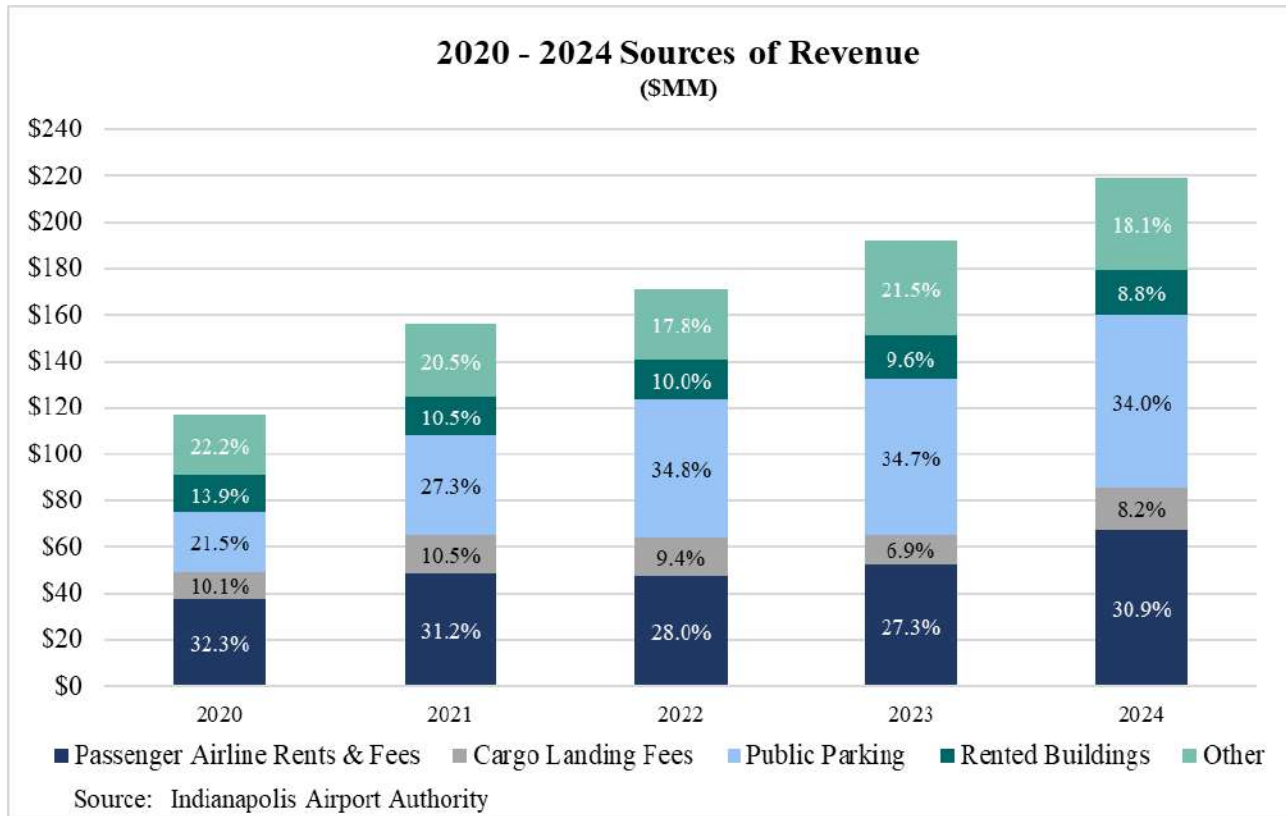
Source: Indianapolis Airport Authority



## Sources of Airport Revenues

The various sources of revenues at the Airport are shown in Table 21 below. As shown below, revenues, other than passenger airline rents and fees and cargo landing fees, have increased from approximately 57.6% of total operating revenues in 2020 to 60.9% in 2024. Passenger airline revenues accounted for 32.3% of total operating revenue in 2020 and 30.9% of total operating revenue in 2024.

**Table 21**



## Management's Discussion and Analysis of Results of Operations

The Authority's audited financial statements, attached as "APPENDIX A—AUTHORITY AUDITED FINANCIAL STATEMENTS DATED AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2024," include a discussion and analysis of the financial performance and activity of the Authority as of December 31, 2023 and December 31, 2024. The Authority's financial report includes comparative balance sheets, statements of revenues, expenses and changes in net position and statements of cash flows. Also included are notes to the financial statements that provide more detailed data.

The annual financial statements of the Authority have been audited each year, beginning with Fiscal Year 1962. The Authority has received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for its annual comprehensive financial report for each Fiscal Year from 1982 through 2023, the most recent year considered.

The Audited Financial Statements of the Authority, attached as "APPENDIX A—AUTHORITY AUDITED FINANCIAL STATEMENTS DATED AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2024," contain a discussion

of the Authority's results of operations for 2024. This discussion was prepared by management of the Authority. Certain transactions and adjustments are calculated and recorded annually at year end and, therefore, are reflected in the end-of-year December 2024 results. Such adjustments include recording of lessee financed improvements, transactions associated with the implementation of GASB Statement No. 87, *Leases*, grant revenue accruals, certain expense accruals, gain or loss on disposal of asset transactions and similar items. Additionally, during 2023, the Authority implemented GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. This statement requires governments to recognize certain subscription assets and liabilities for subscription-based information technology arrangements for government end users. As required when presenting prior period comparative statements, the financial statements as of and for the year ended December 31, 2022, were retrospectively restated. Additionally, during 2024, the Authority implemented GASB Statement No. 101, *Compensated Absences*. This statement requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid in cash or settled through noncash means. As required when presenting prior period comparative statements, the financial statements as of and for the years ended December 31, 2022, and December 31, 2023, were retrospectively restated.

The Authority operates a defined contribution employee retirement system; therefore, there are no outstanding pension-related costs for the Airport. The Authority has no post-employment benefit obligations; therefore there are no related expenses or liabilities.

### **REPORT OF THE AIRPORT CONSULTANT**

The Report of the Airport Consultant is included as Appendix C to this Official Statement (the "*Report*"). The Report is a part of this Official Statement and potential purchasers of the 2025B Bond Bank Bonds should read the Report in its entirety.

The Airport Consultant has relied upon the Airport Hotel Analysis with respect to the operation of the Airport Hotel during the period of the Report of the Airport Consultant. The financial projections contained in the Airport Hotel Analysis are based solely upon information provided by the Authority regarding the planned construction of the Airport Hotel and upon assumptions made by LWHA regarding the economic conditions affecting the Hotel, the projected occupancy and room rates, among other things deemed relevant, and not assumptions made by the Authority or the Airport Consultant. Inevitably, some assumptions used to develop the projections may not be realized and unanticipated events and circumstances will occur. There will usually be differences between projected and actual results, since events and circumstances frequently do not occur as expected, and those differences may be material. In particular, any substantial decrease in occupancy or ADR (as defined herein) from that projected will reduce net revenues of the Airport Hotel. No assurance can be given that the Airport Hotel will maintain projected occupancy at projected room rates as assumed in the Airport Hotel Analysis. See "RISKS AND OTHER INVESTMENT CONSIDERATIONS – Airport Hotel Risks" below.

Based upon the assumptions described in the Report, the Airport Consultant concluded that the Net Revenues in each year during the 2025-2029 forecast period will be sufficient to satisfy the Authority's Rate Covenant in the Authority Bond Ordinance and at the same time to maintain reasonable levels of passenger airline cost per enplaned passenger and landing fees.

Table 22 below shows the Airport Consultant's forecast of Signatory Airline rates and debt service coverage ratios for the forecast period of Fiscal Years 2025 through 2030, as determined in accordance with the Authority Bond Ordinance. See "REPORT OF THE AIRPORT CONSULTANT" attached hereto as Appendix C.

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**Table 22**

| Fiscal Year | Signatory Airline Terminal Rental Rate (per s.f.) | Signatory Airline Apron Area Rental Rate (per s.f.) | Signatory Airline Landing Fee Rate (per 1,000 lbs) | Signatory Airline CPE | Debt Service Coverage Ratio |
|-------------|---------------------------------------------------|-----------------------------------------------------|----------------------------------------------------|-----------------------|-----------------------------|
| 2025        | \$124.67                                          | \$2.33                                              | \$4.34                                             | \$14.83               | 1.73                        |
| 2026        | \$131.95                                          | \$2.19                                              | \$4.67                                             | \$15.53               | 1.72                        |
| 2027        | \$164.98                                          | \$2.27                                              | \$5.28                                             | \$18.42               | 1.68                        |
| 2028        | \$190.92                                          | \$2.38                                              | \$5.23                                             | \$20.00               | 1.66                        |
| 2029        | \$196.58                                          | \$2.49                                              | \$5.29                                             | \$20.24               | 1.59                        |
| 2030        | \$199.44                                          | \$2.59                                              | \$5.45                                             | \$20.41               | 1.58                        |

The Report contains certain assumptions and forecasts based upon expectations of the Authority and the Report of the Hotel Consultant. Actual results are likely to differ, perhaps materially, from those forecasts. Accordingly, the forecasts contained in the Report are not necessarily indicative of future performance, and neither the Airport Consultant, the Bond Bank, nor the Authority assumes any responsibility for the failure to meet such forecasts. In addition, certain assumptions with respect to future business and financing decisions of the Authority are subject to change. If actual results are less favorable than the results forecast or if the assumptions used in preparing such forecasts prove to be incorrect, the amount of Net Revenues may be materially less than projected in the Report. See “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C.

### **AUTHORITY ENVIRONMENTAL MATTERS**

The Airport System is subject to a wide variety of federal, state, and local environmental laws and regulations that impact, among other things, operations or facilities and properties owned or operated by the Authority. Among the types of regulatory requirements affecting the Authority are: air, water and noise quality control requirements; specific regulatory requirements applicable to solid waste, toxic and hazardous substances; requirements for training employees in the proper handling of hazardous materials; cleanup of contaminated land and groundwater; and other similar requirements. The operations at the Airport System, as with most airport systems in similar or larger Airport Service Areas, make the Authority susceptible to the practical, financial, and legal risks associated with compliance with such laws and regulations. Such risks may result in damage to individuals, property, or the environment; may interrupt operations or increase the Authority’s cost; may result in legal liability, damages, injunctions or fines; may trigger investigations, administrative proceedings, penalties or other governmental agency actions; may include third party lawsuits; and may result in material adverse consequences to the operations or financial conditions of the Authority and the Airport System.

The Authority has implemented several programs to address noise and environmental matters. Noise quality management was initiated pursuant to an Airport Noise and Land Use Compatibility Study (the “Study”) in 1987. Updates to the Study were performed in 1992 and in 1996 in accordance with Federal Aviation Regulation Part 150 (the “Noise Compatibility Plan”) was undertaken to address noise impacts with respect to the opening of the new runway 5R 23L and to maximize runway capacity during late night cargo operations. The compatibility plans resulted in the implementation of the Guaranteed Purchase, the Sound Insulation, and the Sales Assistance Programs. These programs have substantially reduced the number of persons exposed to 65 DNL (yearly day/night average sound levels, or DNL) noise levels and today only the Sales Assistance Program is active with a few eligible participants remaining. The Sales Assistance Program is available for single-family homes located in certain denoted areas near the Airport; and, through this program, the Authority provides the homeowner with a sum of money equal to ten percent (10%) of the contract sale price of their home (tenant-occupied homes are not eligible) in exchange for the placement of specified noise disclosure language in the sale agreement and the deed conveying the property. The above-referenced programs, excluding Sales Assistance, were eligible for reimbursement from PFCs and FAA noise grants (mostly at 80% reimbursement). The Authority’s last Airport Noise Exposure Map update, accepted by the FAA on April 3, 2014, did not result in a material change in the Airport’s noise contours, nor was any change made to the Airports’ Noise Compatibility Plan. A previously planned update to the Noise Exposure Map was delayed due to disruptions caused by COVID-19. However, in 2023, the Authority finalized the Noise Exposure Map and submitted this to the FAA for review and acceptance.

The Authority was issued a renewal of its authorization to discharge storm water from the Airport under a National Pollutant Discharge Elimination System (“NPDES”) permit, effective May 1, 2023, by the Indiana Department of Environmental Management (“IDEM”). The NPDES permit expires April 30, 2028. This permit establishes discharge limitations for various elements with particular emphasis on ammonia, chemical oxygen demand (COD) and propylene glycol resulting from aircraft and airfield deicing activities. The Authority’s authorization to discharge storm water to the CWA Authority, Inc. sewer system for proper treatment was renewed effective August 1, 2024. This Industrial Pretreatment Program permit expires on July 31, 2029.

The Authority was issued authorization for emissions from the Airport under a Part 70 Operating Air Permit by IDEM. The Part 70 Operating Air Permit was renewed effective February 2, 2021. This permit expires February 2, 2026. The Authority is in compliance with the applicable Part 70 Operating Air Permit.

## **PLANNING FOR THE FUTURE - MANAGING RISKS AND OPPORTUNITIES**

The Authority has been committed to sustainability for many years, and environmental management, social responsibility, and strong governance are embedded throughout the organization. The Authority’s strategic plan identifies stability and sustainability; workforce development; and community engagement as three of five strategic pillars. The Authority follows an approach to sustainability that is tailored to the aviation industry, which seeks to balance Economic viability, Social responsibility, Natural resource conservation, and Operational efficiency; this forth pillar is an addition to the typical triple-bottom-line definition of sustainability and underscores the importance of airport safety and avoiding schedule disruptions.

Recognizing the need to maintain operations from both an economic and safety standpoint, the Airport’s ongoing Sustainability Management Plan (SMP) development was designed with resilience as a core tenet. The resultant SMP, which is nearing completion, is intended to enhance operational resilience and reduce the Airport’s risks to hazards while also minimizing impacts to the environment and community.

The Authority has been a member of Airports Council International’s (ACI) Airport Carbon Accreditation (ACA) Program since 2016, entering IND at Level 1 and eventually advancing to Level 3 and adding the rest of the Airport System, making the Authority the operator with the most airports accredited in the United States. As of 2023, all airports are now at Level 3 and the Authority is evaluating higher levels on its committed journey to achieve net-zero by 2050.

With the most recent procurement in 2024, the Airport has one of the largest all-electric airport shuttle fleets, and electric vehicle (EV) chargers are being added to the Airport’s parking garage to enable passenger charging. In September 2024, the Authority executed a \$31.95 million FAA grant for canopy solar within the Airport’s surface lots along with battery storage that is estimated to power ten percent of the terminal’s energy needs. The Authority has plans to expand this to 100 percent in the future if grants are available and the Authority is pursuing additional grant opportunities. The Authority is also installing solar and battery storage to power the Airport’s airfield systems and the new parking garage. These systems will be capable of operating in the case of a utility outage, strengthening the Airport’s resilience. Where possible, the Authority is exploring opportunities to monetize the Inflation Reduction Act’s (IRA) Investment Tax Credits for the various renewable energy and storage projects across the Airport. As part of this effort, the Authority is prioritizing domestic content where it is feasible to maximize the potential tax credit and support US production of key technologies.

In 2022, the Authority was awarded the first Envision Platinum award in the world through the Institute for Sustainable Infrastructure for the Airport’s runway and taxiway project. The project will result in operational emission reductions and involves material reuse, public art, workforce development and on-site worker health care. Acting as a model for the aviation industry, the Authority implemented the first-ever use of in-situ carbon dioxide mineralization technology on an airfield project in the nation. This carbon capture method introduces post-industrial CO<sub>2</sub> to freshly mixed concrete, reducing the project’s total embodied carbon by 15 percent. The Authority has since used this technique on other projects and plans to expand its application moving forward.

The Authority is also updating all airfield lighting to LEDs, reducing energy costs and maintenance needs as these alternatives have a longer useful life than incandescent. Where appropriate, the Authority has donated removed lighting to other airports in the state, supporting the continued vitality of the aviation network.

Beyond project-specific initiatives, the Authority is committed to adding public value and has several workforce and youth development and outreach programs in place such as recruitment events/job fairs, fellowship and internship programs, and participation

in the ACE Academy. The Authority also participates in Indiana University's annual Sustainability and Resilience Conference to educate students and promote opportunities within the aviation industry. In January 2025, the Authority started offering employees a minimum pay of \$21 per hour, which is the hourly living wage in Central Indiana.

The Authority is committed to cultivating a self-sustaining culture that fosters equitable inclusion and diversity on all aspects of the business, optimizing organizational performance and engagement by ensuring people feel respected and valued. The Authority is committed to growing and developing opportunities for small and diverse businesses, which support the local economy as well as the Authority by expanding our workforce and providing a variety of perspectives.

## **RISKS AND OTHER INVESTMENT CONSIDERATIONS**

The purchase and ownership of the 2025B Bond Bank Bonds involve investment risks and considerations and may not be suitable for all investors. Prospective investors should read this Official Statement in its entirety. The factors set forth below, among others, may affect the security for the 2025B Bond Bank Bonds.

In considering the matters set forth in this Official Statement, prospective investors should carefully review all investment considerations set forth throughout this Official Statement and should specifically consider risks associated with the 2025B Bond Bank Bonds. The Authority's ability to derive Net Revenues from operation of the Airport System in amounts sufficient to pay debt service on the 2025A Authority Bonds, and therefore to pay the 2025B Bond Bank Bonds, depends upon many factors, many of which are beyond the control of the Authority. These factors include the financial strength of the air transportation industry in general and the financial strength of the airlines and other businesses that operate at the Airport.

### **Airport Hotel Risks**

The failure to complete, or a delay in the completion of the Airport Hotel may adversely affect the receipt of Gross Revenues from the Airport Hotel and, thus, the payment of Debt Service on the 2025A Authority Bonds and therefore the 2025B Bond Bank Bonds. The Hotel is being constructed pursuant to a construction contract providing a Guaranteed Maximum Price ("GMP"), however, unforeseen factors could still affect the ultimate price required to construct the Hotel. Contingencies generally involved in the construction of any major facility have been included in the cost of the Hotel, but things such as fire, labor difficulties, federal tariffs, and the cost of and problems in obtaining materials, may cause the actual cost of completion to exceed the established budget.

Although the Authority has significant prior experience in the construction of many projects, and has entered into a guaranteed maximum price under the contract for the construction of the Airport Hotel, there can be no assurance that the construction of the Airport Hotel can be completed within budget and on time. In addition, the construction contractor for the Airport Hotel will be responsible for obtaining, furnishing, paying the cost of and maintaining in full force and effect the various regulatory permits, approvals and reviews required for the timely construction of the Airport Hotel and for complying with and paying the cost of complying with all environmental laws applicable to the construction of the Airport Hotel. There can be no assurance that any or all of the required permits, approvals and reviews will be obtained at all or in a timely manner that will permit the Airport Hotel to be constructed on schedule. The Authority has secured Builder's Risk Insurance related to the Hotel that covers hard construction costs and delay.

There can also be no assurances that the amounts budgeted for furniture, fixtures and equipment for the Airport Hotel will be sufficient to pay for such costs or that delays will not occur in completion of the Airport Hotel related to the provision of such items in order to open the Airport Hotel on time. See "CAPITAL IMPROVEMENT — *Airport Hotel*" and "REPORT OF THE AIRPORT CONSULTANT," attached hereto as APPENDIX C.

The principal source of revenues from the Airport Hotel will be room rentals, food sales to guests and other related charges and fees. The primary risk associated with the receipt of room rentals and food sales is the occupancy level of the Airport Hotel. A number of factors that may impact the occupancy level which are beyond the control of the Airport or Wischermann include adverse changes in the national economy and levels of tourism, including events that impact commercial air travel, competition from other hotels and demand for hotel rooms immediately adjacent or near to the Airport, sales taxes, energy costs, governmental rules and policies, gasoline and other fuel prices, airline fares and the national economy. In addition, because hotel rooms are rented for a relatively short period of time compared to most commercial properties, hotels respond more quickly to

adverse economic conditions and competition than do other commercial properties that are rented for longer periods of time, which could impact, among other things, the average daily room rate (“ADR”).

In addition, the occupancy rates and ADR of the Airport Hotel are dependent in part on the national brand name recognition of Westin. LWHA assumes in the Airport Hotel Analysis that Wischermann will competently manage and market the Airport Hotel as a Westin hotel. If Westin’s premium brand market power and position were to be reduced, if Wischermann or the Authority fail to maintain the Westin Franchise Agreement or if Wischermann were to discontinue its services as the manager or fail to renew the management agreement in the future, these factors could adversely impact the occupancy rates and ADR of the Airport Hotel (and therefore affect Airport Revenues) unless Wischermann and Westin were replaced by a comparable operator with another Franchisor with national brand recognition, which would likely not happen immediately.

### **Impact of the COVID-19 Pandemic on Airline Traffic at the Airport**

The COVID-19 pandemic caused numerous economic disruptions beginning in 2020, all of which negatively affected the financial position, results of operations and cash flows of the Authority, including reduction in the overall investment position and declines in passenger traffic during 2020 and 2021. During 2024, passenger traffic at the Airport fully rebounded and passenger traffic at the Airport exceeded pre-pandemic levels. However, the Authority cannot be certain that spikes in COVID-19 issues, or other global health issues will not impact the Airport again in the future. In addition, the COVID-19 pandemic significantly altered business travel throughout the world and the Authority does not know if the level of business travel is permanently altered following the pandemic or the ultimate effect that such change could have in the long-term. Such impacts could be significant. See “APPENDIX C — REPORT OF THE AIRPORT CONSULTANT.”

### **Dependence on Levels of Airline Traffic and Activity**

The 2025B Bond Bank Bonds will be secured by a pledge of, and lien on, the 2025A Authority Bonds and all payments and earnings thereon, as well as all Funds and Accounts established by the Indenture. The 2025A Authority Bonds are payable from and secured by a pledge of Net Revenues of the Airport System and the applicable Reserve Account pledged thereto. The overall level of Gross Revenues for the Airport System is dependent upon the economic health of the United States and the State, the air transportation industry and the airlines serving the Airport, as these affect the level of aviation activity and enplaned passenger traffic everywhere, including at the Airport. Certain factors that may materially affect the Airport and the airlines include, in no particular order, but are not limited to (i) the availability and cost of aviation fuel and other necessary supplies, (ii) national and international economic conditions, inflation and currency fluctuations, (iii) the financial health and viability of the airline industry, (iv) air carrier service and route networks, (v) the population growth and the economic health of the Airport Service Area and the nation, (vi) changes in demand for air travel or cargo shipments, (vii) service and cost competition, (viii) levels of air fares, (ix) fixed costs and capital requirements, (x) the costs and availability of financing, (xi) the capacity of the national air traffic control system, (xii) the capacity of the Airport and of competing airports (xiii) the availability of alternative modes of travel (such as driverless cars) and transportation substitutes, including the rise of virtual meetings and connectivity, (xiv) public health incidents and pandemics and the length thereof, natural disasters and national and international hostilities, (xv) the costs and availability of employees, (xvi) labor relations within the airline industry, (xvii) regulation by the federal government, (xviii) environmental risks and regulations, noise abatement concerns and regulations, (xix) bankruptcy and insolvency laws, and (xx) safety concerns arising from international conflicts, the possibility of terrorist or other attacks and other risks. See “THE AIRPORT AND AIRPORT SYSTEM—The Airport Service Area” and discussions in “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C.

The Airport derives a substantial portion of its revenues from the Airlines. The financial strength and stability of the Airlines using the Airport influence the level of aviation activity at the Airport. Certain of the Airlines that utilize the Airport are subject to the information reporting requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith file reports and information with the Securities and Exchange Commission (the “Commission”). In addition, certain other airlines are also subject to the information reporting requirements of the Commission. Certain information, including financial information, as of particular dates concerning each of these reporting airlines (or their respective parent corporations) is disclosed in reports and statements filed with the Commission. Such reports and statements can be inspected and copied at the public reference facilities maintained by the Commission at 100 F. Street, N.E., Washington, DC 20549 and the Commission’s regional offices at 175 W. Jackson Boulevard, Suite 900, Chicago, Illinois 60604 and 3 World Financial Center, Room 4300, New York, New York 10281. The Airport is not obligated to provide any such financial information for any airline serving the Airport in its Annual Report under the Continuing Disclosure Agreement.

NONE OF THE CITY, THE BOND BANK, THE AIRPORT OR THE UNDERWRITERS MAKE ANY REPRESENTATION WHATSOEVER WITH RESPECT TO THE FINANCIAL CONDITION OR CONTINUED VIABILITY OF ANY OF THE AIRLINES.

### **Publicly Available Information for Signatory Airlines**

Other than Cargolux, each of the Airlines subject to the Airline Agreement (or their respective parent corporations) is subject to the information reporting requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith files reports and information with the Commission. In addition, certain other airlines are also subject to the information reporting requirements of the Commission. Certain information, including financial information, as of particular dates concerning each of these reporting airlines (or their respective parent corporations) is disclosed in reports and statements filed with the Commission. Such reports and statements can be inspected and copied at the public reference facilities maintained by the Commission at 100 F. Street, N.E., Washington, DC 20549, and the Commission's regional offices at 175 W. Jackson Boulevard, Suite 900, Chicago, Illinois 60604 and 3 World Financial Center, Room 4300, New York, New York 10281.

### **Economic Conditions**

Historically, airline passenger traffic nationwide correlates closely with the state of the national and global economy. Previous recessions and periods of stagnant economic conditions in the U.S., Indiana and Indianapolis contributed to reduced passenger traffic at the Airport during such periods. Further, the 2008-2009 recession and its associated high unemployment and reduced discretionary income contributed to reduced or stagnant airline travel demand at the Airport for several years. In contrast, when the economy is strong such as in years leading up to 2019, airline passenger traffic proves strong. In 2019, the Airport experienced the most passengers in its history to such time.

With the globalization of business and the increased importance of international trade and tourism, growth in the U.S. economy has become more closely tied to worldwide economic, political, and social conditions. As a result, international economic conditions, trade balances, currency exchange rates, political relationships, and hostilities are important influences on passenger traffic at U.S. airports, including the Airport. Sustained future increases in passenger traffic at the Airport will depend in part on stable international conditions as well as national and global economic growth. See "Impact of the COVID-19 Pandemic on Airline Traffic at the Airport" and "Dependence on Levels of Airline Traffic and Activity" above. See also "REPORT OF THE AIRPORT CONSULTANT" attached hereto as Appendix C.

The airline industry is cyclical and is characterized by intense competition, high operating and capital costs and varying demand. Passenger and cargo volumes are sensitive to general and localized economic trends, and passenger traffic varies substantially with seasonal travel patterns. The profitability of the airline industry can fluctuate dramatically from quarter to quarter and from year to year, even in the absence of catastrophic events such as the terrorist attacks of September 11, 2001, the economic recession that occurred in 2008 and 2009, or the 2020 COVID-19 Pandemic. Some recent causes of airline profitability variability are high cost of fuel and difficulties in hiring pilots and crew. Other business decisions by airlines (such as the reduction or elimination of service) could affect airline operations in the future and, correspondingly, affect service at the Airport.

In addition to revenues received directly from the airlines, the Authority derives a substantial portion of its revenues from parking operations, rental cars, food and beverage concessions, retail concessions, and other sources sensitive to passenger volumes. Declines in passenger traffic at the Airport may adversely affect the commercial operations of many such concessionaires, as well as parking revenue received by the Authority. While the Authority's agreements with rental cars, retail, and food and beverage concessionaires require them to pay a minimum annual guarantee, severe financial difficulties could lead to a failure to make the required payments or could lead to the cessation of operations of such concessionaire. In such event, the minimum guaranteed payments would be less than the revenues currently estimated by the Authority.

### **Workforce Shortage**

A national labor shortage has affected the entire country as a result of COVID-19, including Airlines, airports and concessionaires at airports. Staffing challenges have caused airlines to reduce flight schedules nationally. In 2022, the Authority raised the minimum pay rate to \$18 an hour to align more with current economic demand in the region and insourced certain public safety positions. In 2025, the Authority raised the minimum pay rate to \$21 to be in the best position to attract and retain talent. The Authority has partnered with concessionaires by hosting joint job fairs and customer service recognition programs for the employees of concessionaires, car rental companies, and airlines. The Authority cannot predict the effect of a continued labor

shortage on the Authority, the Airlines or the concessionaires operating at the Airport, including food service providers and other concessionaires.

### **Financial Condition of the Airlines; Industry Consolidation and Concentration; Growth of Low-Cost Carriers**

Over the past two decades, the airline industry has undergone significant transformations, shaped by economic shifts, technological advances, and global events. In the early 2000s, the industry grappled with the aftermath of 9/11, which led to heightened security measures, reduced air travel demand, and financial struggles for many carriers. Despite this, low-cost carriers (LCCs) grew in prominence, challenging legacy airlines and driving a trend toward more affordable travel options. In the mid-to-late 2000s, rising fuel prices and the 2008 global financial crisis put further strain on profitability, forcing airlines to consolidate, cut costs, and explore new revenue streams such as ancillary fees. The airline industry continues to evolve because of competition and changing demand patterns, and it remains possible that the airlines serving the Airport could further consolidate operations through acquisition, merger, alliances, and code share sales strategies.

In addition to mergers and consolidations, many of the large U.S. airlines are members of alliances with foreign-flag airlines to provide members with many of the advantages of mergers. These alliances include marketing, code share sales strategies and scheduling arrangements to facilitate the transfer of passengers between airlines. See “HISTORICAL AIRPORT ACTIVITY—Airline Market Shares of Enplaned Passengers.” The 2010s brought a period of recovery and growth, with technological innovations like the rise of online booking platforms, mobile apps, and more fuel-efficient aircraft enhancing operational efficiency. However, the COVID-19 pandemic in 2020 had an unprecedented impact, causing a sharp decline in global air travel, bankruptcies, and government bailouts. As travel demand rebounded post-pandemic, airlines faced challenges such as labor shortages, rising fuel costs, and supply chain disruptions. Despite these hurdles, the industry continues to recover, with a growing focus on sustainability, including efforts to reduce carbon emissions through the adoption of more eco-friendly aircraft and the exploration of alternative fuels.

At present, eight major passenger carriers are Signatory Airlines under the Airline Agreements. In 2023, four major air carriers, Southwest, American, Delta and United collectively, represented nearly 84% of total passengers. Beyond these four major air carriers, Ultra Low-Cost Carriers (“ULCCs”) Allegiant and Spirit represent approximately 5% and 6% of enplaned passengers, respectively. No other single passenger airline accounted for more than 5% of passenger enplanements at the Airport in 2023 or more than 5.0% of either the airline rentals, fees and charges component of the Airport System’s operating revenues or the Airport System’s Gross Revenues in 2023. With this diverse market share, the Authority expects future mergers will have little impact on revenues and landed weight at the Airport. However, future mergers or alliances among airlines operating at the Airport may result in fewer flights or decreases in gate utilization by one or more airlines. Such decreases could result in reduced Gross Revenues, reduced PFC revenues and/or increased costs for the other airlines serving the Airport. For example, Spirit Airlines filed for bankruptcy in November 2024 and announced its exit from financial restructuring in March 2025, and Alaska Airlines’ merged with Hawaiian Airlines in September 2024.

As noted above, ULCCs are carriers that take advantage of an operating cost structure that is significantly lower than the cost structure of the network carriers. These advantages can include lower labor costs, greater labor flexibility, a streamlined aircraft fleet (i.e. fewer different types of aircraft in a given airline’s fleet) and generally more efficient operation. These low costs suggest that ULCCs can offer a lower fare structure to the traveling public than network carriers while still maintaining profitability. As the larger U.S. carriers consolidated and became more focused on capacity discipline, fare increases took hold. ULCCs began to emerge in larger markets where passenger levels were high enough for the ULCCs to overcome certain barriers to entry caused by the larger carriers, such as control of most airport gates and slots. The cost structure of ULCCs allows for lower fares, which has stimulated traffic and driven ULCCs into more and larger markets. One result of the consolidation of carriers and their capacity discipline and the associated fare increases is that many price-sensitive leisure travelers are moving to ULCCs, helping to expand the ULCC market demand and driving travelers to ultra-low-cost carriers such as Frontier Airlines, Allegiant Air and Spirit Airlines. The Airport’s mix of business and leisure travelers skews slightly towards a higher percentage of leisure travel.

### **Risk of Airline Bankruptcies**

Since 2006, several airlines with operations at the Airport filed for bankruptcy protection and one or more airlines may do so in the future. However, none of the prior bankruptcies had a significant negative impact on the Airport. On November 18, 2024, Spirit Airlines filed for bankruptcy protection and announced its exit from financial restructuring in March 2025. While it is



not possible to predict the full impact on the Airport of the Spirit Airlines bankruptcy or any future bankruptcies, liquidations or major restructurings of airlines, if an airline has significant operations at the Airport, its bankruptcy, liquidation or a major restructuring, could have a material adverse effect on the revenues of the Authority, operations at the Airport, the costs of other airlines to operate at the Airport (as certain costs allocated to any such airline may be passed on to the remaining airlines, there can be no assurance that such other airlines would be financially able to absorb the additional costs) and may result in delays or reductions in payments on the Authority's indebtedness (including the 2025A Authority Bonds). With limited exceptions, the airlines that filed for bankruptcy in the past have successfully reorganized and emerged from bankruptcy protection. The Bond Bank and the Authority cannot predict the extent to which any such events would impact the ability of the Airport to pay the Outstanding Authority Revenue Bonds, including the 2025A Authority Bonds. Neither the Bond Bank nor the Authority can predict whether any future airline mergers, consolidations, reorganizations or liquidations will occur or the impact that any such events may have on the operations of the Airport. See also "Dependence on Levels of Airline Traffic and Activity," "Economic Conditions," and "Cost, Availability and Price Volatility of Aviation Fuel," in this section.

### **Delays and Cost Increases; 2025-2029 CIP & Future Capital Projects**

The estimated costs of and projected schedule and sources of funding for the 2025-2029 CIP are described in the Report of the Airport Consultant. These costs, schedule, and sources of funding are subject to a number of uncertainties, and capital project budgets and financing plans are updated and may increase materially from time to time.

The ability of the Authority to complete and finance capital projects may be adversely affected by various factors including: estimating variations; design and engineering variations; changes to the scope, scheduling or phasing of the projects; delays in contract awards and/or as a result of the acts or omissions of third parties; material and/or labor shortages; unforeseen site conditions; adverse weather conditions, earthquakes, or other casualty events; contractor or other counterparty defaults; labor disputes; unanticipated levels of inflation; inability of concessionaires, airlines, developers, or other transaction participants to obtain or maintain financing; environmental issues; pandemics or epidemics (including the COVID-19 pandemic); governmental orders or acts; bidding conditions through the Authority's procurement process; and litigation. In addition, recent federal policies concerning tariffs and immigration could result in increased costs and/or impact construction schedules.

No assurance can be given that the existing or future projects will not cost more than the current budget or future budgets for such projects, and such cost overages may be material. Schedule delays or cost increases could result in the need to issue Additional Revenue Bonds, expend additional Authority funds or divert financial and other resources to such projects, which may result in increased costs to the airlines and others operating at the Airport. As a result, actual results could differ materially from forecasts.

### **Assumption or Rejection of Airline Agreement or other Executory Contracts**

An airline that has executed an Airline Agreement or other executory contract with the Authority and seeks protection under the U.S. bankruptcy laws after October 17, 2005, must assume or reject: (a) its Airline Agreement within 120 days after the bankruptcy filing subject to a court-approved, one-time 90-day extension (further extensions are subject to the consent of the lessor), and (b) its other executory contracts with the Authority prior to the confirmation of a plan of reorganization. Bankruptcy courts are courts of equity, however, and as such can, and often do, grant exceptions to these time limitations. In the event of an assumption of any executory contract or lease, an airline is required to cure any pre- and post-petition monetary defaults and provide adequate assurance of future performance under the applicable executory contract or lease. In the event of an assumption by a debtor airline and assignment to a third party, the assurance of future performance must be demonstrated by the proposed assignee.

Rejection of the Airline Agreement or other executory contract with the Authority gives rise to an unsecured claim of the Authority for damages, the amount of which in the case of an Airline Agreement or other lease, is limited by the U.S. Bankruptcy Code generally to the amount unpaid prior to bankruptcy plus the greater of (i) one year of rent or (ii) 15 percent of the total remaining lease payments, not to exceed three years of rent. Claims for such damages are subject to the Authority's duty to mitigate damages. The amount ultimately allowed in the event of a rejection of an Airline Agreement or other executory contract could be considerably less, however, than the maximum amount allowed under the U.S. Bankruptcy Code.

### **Geopolitical Tension**

The U.S. economy is constantly exposed to risk from geopolitical tensions that can affect air transportation and the world economy. The economic impacts include but are not limited to: (1) increases in energy prices, (2) increases in food and commodity prices, (3) recessions in other parts of the world, and (4) intensification of existing bottlenecks in global supply chains for intermediate

goods. The country-level economic impacts are likely to slow global economic growth. In the United States, the immediate impact of these international conflicts has been an increase in oil and gasoline prices, pushing inflation higher. Any new or growing geopolitical tensions could exacerbate the impacts resulting from such conflicts, and the extent of the resulting impacts are unknown. See “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C.

### **FedEx Presence at the Airport**

In fiscal year 2024, FedEx accounted for 12.6% of the total revenue at the Airport. The newest expansion of FedEx sort facilities started operations in August 2024. No assurance can be given, however, in regard to FedEx’s future level of cargo activity at the Airport. If, for any reason, FedEx reduces or discontinues its operations at the Airport, this could result in a reduction in the amount of Airport Revenues and thus, adversely affect the Authority’s ability to pay debt service on the Authority Revenue Bonds. See “THE AIRPORT AND AIRPORT SYSTEM—Facilities—*FedEx*” and “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C for additional details.

### **Airline Agreements**

A substantial portion of Gross Revenues available for payment of debt service is derived from rentals, fees and charges imposed upon the Signatory Airlines under the Airline Agreements. Pursuant thereto, each Signatory Airline has agreed to pay the rates and charges for its use of the Airport based upon the ratemaking methodology contained therein. The current Airline Agreements expire on December 31, 2026, with the option to extend the term for an additional year upon mutual agreement, meaning that the current Airline Agreements expire before the Airport Hotel is operational. The airline rates and charges methodology to be included in such future airline agreements will address the revenues and expenses of the Airport Hotel, and thus, could be different from the current Airline Agreement, and such differences could be material. See “REPORT OF THE AIRPORT CONSULTANT” attached hereto as Appendix C for a summary of the Airline Agreement and the methodology used in such report for the fiscal years 2027 and beyond, after the expiration of the current Airline Agreement.

### **Cost, Availability and Price Volatility of Aviation Fuel**

The level of prices, the availability and the price volatility of aviation fuel are some of the most significant and uncertain factors impacting the airline industry. Fuel prices are particularly sensitive to worldwide political instability and economic uncertainty. The impacts of the war in Ukraine and the conflict between Israel and Hamas have contributed to a rise in aviation fuel costs and it cannot be predicted at this time what the long-term consequences of these conflicts will be on aviation fuel costs and availability going forward. In recent years, some airlines have passed the higher fuel costs to consumers by imposing fuel surcharges, increasing the price of airfares and associated services, or reducing capacity, fleet and personnel. There is widespread agreement that fuel prices will continue to be volatile and are likely to increase over the long term as global energy demand increases in light of finite and increasingly expensive oil supplies.

As aviation fuel prices climb, it is likely to have an adverse impact on the air transportation industry by increasing airline operating costs, potentially affecting airline passenger numbers, and reducing airline profitability. Airline operating economics will also be affected as regulatory costs are imposed on the airline industry as part of efforts to reduce aircraft emissions contributing to global climate change. The Bond Bank and the Authority are not able to predict how continued uncertainty with respect to the cost, availability and volatility of prices of aviation fuel will impact the Airport or the airlines operating at the Airport. See “Dependence on Levels of Airline Traffic and Activity,” “Economic Conditions,” and “Financial Condition of the Airlines; Industry Consolidation and Concentration; Growth of Low Cost Carriers” in this section.

### **Public Uncertainty Regarding Air Travel**

Concerns about the safety of airline travel and the effectiveness of security precautions, particularly in the context of international hostilities and domestic and foreign terrorist attacks, may influence passenger travel behavior and air travel demand. Travel behavior may also be affected by anxieties about the safety of flying; especially given recent plane crashes and near misses. In addition, fears regarding the inconveniences and delays associated with security screening procedures, the potential exposure to severe illnesses and natural disasters (such as volcano eruptions, earthquakes and tsunamis), all of which could lead to the avoidance of airline travel or the use of alternate modes of transportation and alternative methods of meeting, including virtual meetings. Such factors may impact the number of passengers traveling by air generally and using the Airport in particular.

## **Cargo Security**

Both federal legislation and the federal Transportation and Security Administration (“TSA”) rules have imposed additional security requirements relating to air cargo. These include providing information for a central database on shippers, extending the areas of the Airport subject to security controls, and criminal background checks on additional employees, which inhibits the ability of operators to hire temporary workers during peak periods.

TSA also requires carriers to screen 100% of all loaded cargo on passenger and all-cargo aircraft. TSA has developed a Certified Cargo Screening Program (“CCSP”) for a “supply chain-wide solution” to cargo security that will certify shippers to screen cargo earlier in the chain. The Airport currently is actively participating in the CCSP program.

TSA also has initiated an explosive detection canine program at the Airport dedicated to cargo screening. Currently the Airport has one of the largest TSA Canine Units in the country. The Airport has successfully met the additional cargo screening requirements without significant adverse impact. A Cargo Security Consortium for the Airport involving the relevant agencies and business partners meets quarterly to discuss issues and TSA, both nationally and locally, has been working with airports and carriers to develop security options that meet the regulatory mandates while minimizing the adverse effect on air cargo operations.

## **Cyber Security**

Computer networks and data transmission and collection are vital to the efficient operation of the airline industry. Air travel industry participants, including airlines, the FAA, the TSA, the Airport, concessionaires and others collect and store sensitive data, including intellectual property, proprietary business information, information regarding customers, suppliers and business partners, and personally identifiable information of customers and employees. The secure processing, maintenance and transmission of this information is critical to air travel industry operations. Despite security measures, information technology and infrastructure may be vulnerable to attacks and the information stored there could be disrupted, accessed, publicly disclosed, lost or stolen. Any such disruption, access, disclosure or other loss of information could result in disruptions in the efficiency of the air travel industry, legal claims or proceedings, liability under laws that protect the privacy of personal information, regulatory penalties, operations and the services provided, and cause a loss of confidence in the air travel industry, which could ultimately adversely affect Gross Revenues.

The Airport maintains a security posture designed to deter cybersecurity attacks and is committed to deterring attacks on its electronic systems and responding to any such attacks to minimize their impact on operations, and the Airport’s cybersecurity and operational safeguards are periodically tested. Additionally, the Airport maintains a comprehensive breach response insurance policy, which includes coverage for first party loss, liability, and cyber-crime exposures. However, no assurances can be given that the Airport’s security measures will prevent cybersecurity attacks, and no assurances can be given that any cybersecurity attacks, if successful, will not have a material adverse effect on the operations or financial condition of the Airport or the airlines serving the Airport.

## **Innovations in Ground Transportation**

One significant source of non-airline revenues is generated from ground transportation activity, including use of on-Airport parking facilities (approximately 33% of airport revenues in 2024), trip fees paid by taxi, limousine and transportation network companies (“TNC”), and rental car transactions by Airport passengers. The relative market share of these sources is shifting. For example, the popularity of TNCs has increased because of the convenience of requesting a ride through a mobile application, the ability to pay for the service without providing cash or other payment to the hired driver, and competitive pricing. Turo, a car sharing service, is yet another alternative to parking or renting a car at the Airport. To date, the Authority does not believe the increased use of TNCs or Turo type services has resulted in a material decrease in rental car or parking revenues. New technologies (such as autonomous vehicles and connected vehicles) and innovations in established businesses such as commercial ground transportation and car rental are expected to continue to occur and may result in future changes in Airport passenger choices for ground transportation. This could adversely impact ground transportation-related revenues in material ways that are difficult to predict.

## **Climate Change**

Climate change caused by human activities may have adverse effects on Airport revenues. As greenhouse gas emissions continue to accumulate in the atmosphere as a result of economic activity, climate change is expected to intensify, increasing the frequency, severity and timing of extreme weather events such as droughts, tornados, and flooding.

Projections of the impacts of global climate change are complex and depend on many factors that are outside the Authority's control. The various scientific studies that forecast the amount and timing of adverse impacts of climate change are based on assumptions contained in such studies, but actual events may vary materially. Also, the scientific understanding of climate change and its effects continues to evolve. Accordingly, the Authority is unable to forecast with certainty when adverse impacts of climate change will occur or the extent of such impacts on Airport revenues. While the impacts of climate change may be mitigated by the Airport's past and future investment in adaptation strategies, the Authority can give no assurance about the net effects of those strategies and whether the Authority will be required to take additional adaptive mitigation measures.

## **Regulations and Other Restrictions Affecting the Airport**

The operations of the Airport and its ability to generate revenues are affected by a variety of contractual, statutory and regulatory restrictions and limitations, including, without limitation, the provisions of the Airline Agreements, the federal acts authorizing the imposition, collection and use of PFCs, and extensive federal legislation and regulations applicable to all domestic airports. It is not possible to predict whether future restrictions or limitations on Airport operations will be imposed, whether future legislation or regulations will affect anticipated federal funding or PFC collections for capital projects for the Airport, whether additional requirements will be funded by the federal government or require funding by the Authority or whether such restrictions or legislation or regulations would adversely affect Gross Revenues.

Climate change concerns have led, and may continue to lead, to new laws and regulations at the federal and state levels that could have a material adverse effect on the operations of the Airport, on the airlines operating at the Airport and on ground operations at the Airport. The United States Environmental Protection Agency (the "EPA") has taken steps towards regulation of greenhouse gas ("GHG") emissions by aircraft under existing federal law and in 2021, the EPA finalized GHG emission standards for airplanes used in commercial and business aviation. Shortly thereafter, certain States and certain environmental groups each filed suit challenging these new standards. In 2023, the US Court of Appeals for the District of Columbia denied the petitions in the suit challenging the new standards.

The Authority and the Bond Bank are unable to predict what future regulations may be implemented on the state or the federal level, and such regulations may impact the cost or demand for air travel and impact the level of Gross Revenues realized by the Authority.

## **Ability to Meet Rate Covenant**

As described herein, the Bond Ordinance includes covenants with respect to the establishment of rentals, rates, fees, and charges for the use of the Airport System in order that in each Fiscal Year the Gross Revenues, together with other available funds, will be sufficient to meet the Rate Covenant as described therein. However, the Bond Ordinance provides that so long as the Authority is taking specified steps to meet the Rate Covenant, an Event of Default under the Bond Ordinance will not be triggered. See "APPENDIX D—SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS—Summary of Airline Agreements" and "—Summary of Authority Bond Ordinance." The ability of the Authority to increase rates and charges and to reduce expenses is limited by, among other things, federal law and certain agreements with airlines and other users of the Airport facilities.

Implementation of an increase in the schedule of rentals, rates, fees and charges for the use of the Airport could have a detrimental impact on the operation of the Airport by making the cost of operating at the Airport unattractive to airlines, concessionaires, and others, and/or by reducing the operating efficiency of the Airport. Notwithstanding this potential detrimental impact, the Airline Agreements acknowledge the existence of the Rate Covenant and its requirements and includes an agreement by the Signatory Airlines to pay rentals, rates, fees and charges necessary to satisfy such requirement.

## **Availability of PFCs**

A portion of PFC revenues received and to be received by the Authority have been designated by the Authority as Dedicated Revenues and are or will be used to pay debt service on outstanding Revenue Bonds, as well as reduce the Debt Service Requirement used in the Rate Covenant. The Authority expects to continue this practice of collecting PFC revenues and designating a portion as Dedicated Revenues, though the Authority is not obligated to do so. However, the amount of PFCs received by the Authority and dedicated as Dedicated Revenues in future years will vary based upon the actual number of PFC-eligible passenger enplanements at the Airport.

Additionally, the FAA has the power to terminate the Authority's approval to impose PFCs, if the Authority's PFCs are not used for approved projects, if project implementation does not commence within the time period specified in the FAA's regulations or if the Authority otherwise violates FAA regulations. The Authority's authority to impose a PFC also may be terminated if the Authority violates certain provisions of the Airport Noise and Capacity Act of 1990 (the "*ANCA*") and its implementing regulations relating to the implementation of noise and access restrictions for certain types of aircraft. The regulations under ANCA also contain procedural safeguards to ensure that the Authority's authority to impose a PFC would not be summarily terminated. The Authority's expectation, as noted in Appendix C, is premised upon certain assumptions with respect to the timing and amounts of the Authority's PFC applications and the availability of PFCs to fund debt service. In the event PFC revenue is lower than expected, there may be a material adverse effect on Airport operations, capital improvements and the financial condition of the Authority. It is not possible to predict whether future restrictions or limitations on Airport operations will be imposed, whether future legislation or regulations will affect anticipated federal funding or PFC revenue collections for capital projects for the Airport.

If the numbers of enplaned passengers at the Airport is significantly below the numbers projected by the Airport Consultant in projecting annual PFC Revenues in Appendix C, if the collection fees retained by the Airlines are increased, or if the PFC Act is amended, the amount of PFC Revenues actually collected by the Authority each year could be less than the amount projected and may be less than the amount sufficient to enable the Authority to pay debt service on that portion of the Bonds issued to finance PFC projects. In such event, other Authority revenues would be required to pay debt service on that portion of the Bonds issued to finance PFC projects. Such debt service can be included in the applicable airline rate base. On the other hand, if the number of annual enplanements is higher than initially projected or if the rate of PFCs is increased above those estimated, the Authority will collect PFC Revenues faster than initially projected. The Authority will manage its PFC program carefully in such event and balance its expenditures with its collecting rates to ensure that sufficient PFC revenues will be available in later years to pay debt service attributable to the Bonds issued to finance PFC projects.

## **Federal Funding; The Federal Budget and Sequestration**

Federal legislation affects the grant funding that the Airport receives from the FAA, the Airport's PFC collections, and the operational requirements imposed on the Airport. On May 9, 2024, Congress passed a five-year reauthorization bill for the FAA, the FAA Reauthorization Act of 2024, which was signed into law on May 16, 2024, by the President. The FAA Reauthorization Act of 2024, among other things, authorizes the FAA's programs for five federal fiscal years, and increases funding for the Airport Improvement Program ("*AIP*"). The AIP provides federal capital grants to support airport infrastructure, including entitlement grants (determined by formulas based on passenger, cargo, and general aviation activity levels) and discretionary grants (allocated on the basis of specific set-asides and the national priority ranking system). FAA AIP expenditures are subject to congressional appropriation and no assurance can be given that the FAA will receive spending authority. Additionally, the AIP expenditures could be affected by the automatic across-the-board spending cuts, known as sequestration, described below. The Authority is unable to predict the level of available AIP funding it may receive. If there is a reduction in the amount of AIP grants awarded to the Authority, such reduction could (i) increase by a corresponding amount the capital expenditures that the Authority would need to fund from other sources (including operating revenues and Additional Bonds), (ii) result in adjustments to the capital plan, or (iii) extend the timing for completion of certain projects.

Federal funding received by the Authority could also be adversely affected by the implementation of sequestration, a budgetary feature first introduced in the Budget Control Act of 2011 (Pub.L. 112-25) (the "*Budget Control Act*"). Sequestration could adversely affect FAA and TSA budgets and operations, and the availability of certain federal grant funds typically received annually by the Authority, which may cause the FAA or TSA to implement furloughs of its employees and freeze hiring, and may result in flight delays and cancellations.

## **Limitations on Bondholders' Remedies**

The occurrence of an Event of Default under the Authority Bond Ordinance, including a failure to pay principal and interest on the 2025A Authority Bonds and does not grant any right to accelerate payment of the 2025A Authority Bonds. As a result, the Authority may be able to continue indefinitely collecting revenues and applying them to the operation of the Airport, even if an Event of Default has occurred and no payments or insufficient payments are being made on the 2025A Authority Bonds. See "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Events of Default and Remedies; No Acceleration."

The remedies available to owners of the 2025B Bond Bank Bonds upon an event of default under the Indenture or the Authority Bond Ordinance, are limited to the seeking of specific performance in a writ of mandamus or other suit, action or proceeding compelling and requiring the Bond Bank or the Authority and its officers to observe and perform any covenant, condition or obligation prescribed in the Indenture or the Authority Bond Ordinance, including the Rate Covenant. In no event will owners have the right to have the maturity of the 2025B Bond Bank Bonds accelerated as a remedy in the event of a default by the Bond Bank or the Authority. The enforcement of the remedy of mandamus may be difficult and time consuming. No assurance can be given that a mandamus or other legal action to enforce a default under the Indenture or the Authority Bond Ordinance would be successful.

The remedies available under the Indenture are in many respects dependent upon regulatory and judicial actions that are often subject to discretion and delay. Under existing law, such remedies may not be readily available. In addition, enforcement of such remedies (i) may be subject to general principles of equity which may permit the exercise of judicial discretion, (ii) are subject to the exercise in the future by the State and its agencies and political subdivisions of the police power inherent in the sovereignty of the State, (iii) are subject, in part, to the provisions of the United States Bankruptcy Act and other applicable bankruptcy insolvency, reorganization, moratorium or similar laws relating to or affecting the enforcement of creditors' rights generally, now or hereafter in effect, and (iv) are subject to the exercise by the United States of the powers delegated to it by the federal Constitution. The various legal opinions to be delivered concurrent with the delivery of the Bonds will be qualified to the extent that the enforceability of certain legal rights related to the Bonds is subject to limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally and by equitable remedies and proceedings generally.

## **Limited Obligations**

Under the terms of the Authority Bond Ordinance, the Authority pledged Net Revenues from the operation of the Airport System, to pay the principal and interest on the 2025A Authority Bonds, on parity with any Outstanding Authority Bonds. The 2025A Authority Bonds are not a general obligation of the Authority. The obligation of the Authority to make payments under the Authority Bond Ordinance is solely from the Net Revenues and other funds pledged therein and any funds on deposit in a reserve account supporting such bonds, and the Authority is not obligated to make payments under the Authority Bond Ordinance from monies raised or to be raised from taxation. See "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Pledge of Authority Net Revenues."

## **Cost of Capital Improvement Plan; Additional Parity Bonds**

The Authority annually updates a five-year capital improvement plan as part of its annual Airline consultation process. See "CAPITAL IMPROVEMENT PLAN" for a discussion of the 2025-2029 CIP. The estimated costs and timing of the projects in the 2025-2029 CIP are subject to a number of uncertainties. The Authority expects to issue Additional Authority Bonds as a portion of the funding source for that plan and reserves the right to issue, for any lawful purpose, one or more series of Additional Authority Bonds payable from and secured by a first lien on Net Revenues, on a parity with the 2025A Authority Bonds, and any Outstanding Authority Bonds; so long as the provisions of the Authority Bond Ordinance are satisfied.

The ability of the Authority to complete the projects may be adversely affected by various factors including: (i) estimating errors; (ii) design and engineering errors; (iii) changes to the scope of the projects; (iv) delays in contract awards; (v) material and/or labor shortages; (vi) unforeseen site conditions; (vii) adverse weather conditions; (viii) contractor defaults; (ix) labor disputes; (x) unanticipated levels of inflation; and (xi) environmental issues, including environmental approvals that the Authority has not obtained at this time. A delay in the completion of certain projects could delay the collection of Revenues in respect of such projects, increase costs for such projects, and may cause the rescheduling of other current and future capital plans. Any schedule delays or cost increases could result in the need to issue Additional Bonds and may result in increased costs per enplaned passenger to the airlines serving the

Airport that may place the Airport at a competitive disadvantage to other airports. See “CAPITAL IMPROVEMENT PLAN” and “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Additional Bonds.”

## **Future Tax Developments**

Future or pending federal legislative proposals (if enacted), regulations, rulings or court decisions may cause all or a portion of the interest on the 2025B Bond Bank Bonds to be subject, directly or indirectly, to federal income taxation or cause interest on the 2025B Bond Bank Bonds to be subject, directly or indirectly, to State or local income taxation, or may otherwise prevent beneficial owners of the 2025B Bond Bank Bonds from realizing the full current benefit of the tax status of such interest. Legislation or regulation actions and future or pending proposals may also affect the economic value of the federal or state tax exemption or the market value of the 2025B Bond Bank Bonds. Prospective purchasers of the 2025B Bond Bank Bonds should consult their tax advisors regarding any future, pending or proposed federal tax legislation, regulations, rulings or litigation as to which Bond Counsel expresses no opinion. See “TAX MATTERS.”

## **LITIGATION**

### **Absence of Litigation Relating to the 2025B Bond Bank Bonds and the 2025A Authority Bonds**

There is not now pending or, to the Bond Bank’s or Authority’s respective knowledge, threatened any litigation restraining or enjoining the issuance, sale, execution or delivery of the 2025B Bond Bank Bonds or the 2025A Authority Bonds; or in any way contesting or affecting the validity of the 2025B Bond Bank Bonds or the 2025A Authority Bonds or any proceedings of the Bond Bank or the Authority taken with respect to the issuance or sale thereof, or application of any moneys or security provided for payment of the 2025B Bond Bank Bonds or the 2025A Authority Bonds. Neither the creation, organization, nor existence of the Bond Bank or the Authority nor the title of any of the present directors or other officers of the Bond Bank Board or Authority Board to their respective offices is being contested.

### **Other Litigation**

The Authority has a pending claim against several insurers for business loss due to COVID-19. In addition, the nature of the Authority’s business generates a certain number of claims or litigation; however, the Authority believes that the ultimate outcome of any such matters, in the aggregate or individually, should not have a material adverse effect on its financial position.

## **TAX MATTERS**

### **2025B-1 and 2025B-2 Bond Bank Bonds**

#### *General*

In the opinion of Ice Miller LLP (“*Bond Counsel*”), under existing federal statutes, decisions, regulations and rulings, interest on the 2025B-1 and 2025B-2 Bond Bank Bonds is excludable from gross income under Section 103 of the Internal Revenue Code of 1986, as amended (the “*Code*”) for federal income tax purposes, except for interest on any 2025B-2 Bond Bank Bond for any period during which such 2025B-2 Bond Bank Bond is held by a person who is a “substantial user” of the facilities financed or refinanced with the proceeds of the 2025B-2 Bond Bank Bonds or a “related person” as defined in Section 147(a) of the Code. Interest on the 2025B-1 Bond Bank Bonds is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-2 Bond Bank Bonds is an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-1 and 2025B-2 Bond Bank Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. Such opinion is conditioned on continuing compliance with by the Bond Bank and the Authority with their respective tax representations and covenants made in the Indenture, in the Authority Bond Ordinance, and in certificates of the Bond Bank and the Authority (collectively, “*Tax Representations*”). The interest on the 2025B-3 Bond Bank Bonds is not excludable from gross income under the Code. Failure to comply with the Tax Representations could cause interest on the 2025B-1 and 2025B-2 Bond Bank Bonds to lose the excludability from gross income for federal income tax purposes retroactive to their date of issue. See “RISKS AND OTHER INVESTMENT CONSIDERATIONS - Future Tax Developments” herein.

In the opinion of Bond Counsel, under existing laws, regulations, judicial decisions and rulings, interest on the 2025B Bond Bank Bonds is exempt from income taxation in the State of Indiana, for all purposes. See “TAX MATTERS” and “APPENDIX B—FORM OF BOND COUNSEL OPINION” herein.

The Code imposes certain requirements which must be met subsequent to the issuance of the 2025B Bond Bank Bonds as a condition to the excludability of interest on the 2025B-1 and 2025B-2 Bond Bank Bonds from gross income for federal income tax purposes. Noncompliance with such requirements may cause interest on such Bond Bank Bonds to be included in gross income for federal income tax purposes retroactively to the date of issue, regardless of the date on which noncompliance occurs. Should the 2025B-1 or 2025B-2 Bond Bank Bonds bear interest that is not excludable from gross income for federal income tax purposes, the market value of such Bond Bank Bonds would be materially and adversely affected. It is not an event of default under the Indenture if interest on the 2025B-1 and 2025B-2 Bond Bank Bonds is not excludable from gross income for federal tax purposes or otherwise pursuant to any provision of the Code which is not in effect on the date of issuance of the 2025B Bond Bank Bonds.

Indiana Code 6-5.5 imposes a franchise tax on certain taxpayers (as defined in Indiana Code 6-5.5) which, in general, includes all corporations which are transacting the business of a financial institution in Indiana. The franchise tax is measured in part by interest excluded from gross income under Section 103 of the Code minus associated expenses disallowed under Section 265 of the Code.

Although Bond Counsel will render opinions that interest on the 2025B-1 and 2025B-2 Bond Bank Bonds is excludable from gross income for federal income tax purposes and exempt from State income tax, the accrual or receipt of interest on such Bond Bank Bonds may otherwise affect a bondholder’s federal or state tax liability. The nature and extent of these other tax consequences will depend upon the bondholder’s particular tax status and a bondholder’s other items of income or deduction. Bond Counsel expresses no opinion regarding any other such tax consequences. Prospective purchasers of the 2025B-1 and 2025B-2 Bond Bank Bonds should consult their own tax advisors with regard to the other tax consequences of owning such Bond Bank Bonds.

#### *Original Issue Discount*

The initial public offering prices of the 2025B-2 2055 Bond Bank Term Bond maturing on January 1, 2055, (the “Discount Bonds”), are less than the principal amounts thereof payable at maturity. As a result, the Discount Bonds will be considered to be issued with original issue discount. The difference between the initial public offering price of each maturity of the Discount Bonds, as set forth on the inside front cover page of this Official Statement (assuming it is the first price at which a substantial amount of that maturity is sold) (the “Issue Price” for such maturity), and the amount payable at its maturity, will be treated as “original issue discount.” The original issue discount on each of the Discount Bonds is treated as accruing daily over the term of such Discount Bond on the basis of the yield to maturity determined on the basis of compounding at the end of each six-month period (or shorter period from the date of the original issue) ending June 30 and December 31 (with straight line interpolation between compounding dates). An owner who purchases a Discount Bond in the initial public offering at the Issue Price for such maturity will treat the accrued amount of original issue discount as interest which is excludable from the gross income of the owner of that Discount Bond for federal income tax purposes.

Section 1288 of the Code provides, with respect to tax-exempt obligations such as the Discount Bonds, that the amount of original issue discount accruing each period will be added to the owner’s tax basis for the Discount Bonds. Such adjusted tax basis will be used to determine taxable gain or loss upon disposition of the Discount Bonds (including sale, redemption or payment at maturity). Owners of Discount Bonds who dispose of Discount Bonds prior to maturity should consult their tax advisors concerning the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bonds prior to maturity.

The original issue discount that accrues in each year to an owner of a Discount Bond may result in certain collateral federal income tax consequences. Owners of any Discount Bonds should be aware that the accrual of original issue discount in each year may result in a tax liability from these collateral tax consequences even though the owners of such Discount Bonds will not receive a corresponding cash payment until a later year.

Owners who purchase Discount Bonds in the initial public offering but at a price different from the Issue Price for such maturity should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.



The Code contains certain provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial public offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Owners of Discount Bonds should consult their own tax advisors with respect to the state and local tax consequences of owning the Discount Bonds. It is possible under the applicable provisions governing the determination of state or local income taxes that accrued interest on the Discount Bonds may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment until a later year.

#### *Amortizable Bond Premium*

The initial public offering prices of the 2025B-1 Bond Bank Bonds and the 2025B-2 Bond Bank Bonds other than the Discount Bonds (collectively, the “*Premium Bonds*”), are each greater than the principal amount payable at maturity. As a result, the Premium Bonds will be considered to be issued with amortizable bond premium (the “*Bond Premium*”). An owner who acquires a Premium Bond in the initial public offering will be required to adjust the owner’s basis in the Premium Bond downward as a result of the amortization of the Bond Premium, pursuant to Section 1016(a)(5) of the Code. Such adjusted tax basis will be used to determine taxable gain or loss upon the disposition of the Premium Bonds, including sale, redemption or payment at maturity. The amount of amortizable Bond Premium will be computed on the basis of the taxpayer’s yield to maturity, with compounding at the end of each accrual period. Rules for determining (1) the amount of amortizable Bond Premium and (2) the amount amortizable in a particular year are set forth in Section 171(b) of the Code. No income tax deduction for the amount of amortizable Bond Premium will be allowed pursuant to Section 171(a)(2) of the Code, but amortization of Bond Premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining other tax consequences of owning the Premium Bonds. Owners of the Premium Bonds should consult their tax advisors with respect to the precise determination for federal income tax purposes of the treatment of Bond Premium upon the sale or other disposition of such Premium Bonds and with respect to the state and local tax consequences of owning and disposing of the Premium Bonds.

Special rules governing the treatment of Bond Premium, which are applicable to dealers in tax-exempt securities, are found in Section 75 of the Code. Dealers in tax-exempt securities are urged to consult their own tax advisors concerning the treatment of Bond Premium.

### **2025B-3 Bond Bank Bonds**

#### *General*

The following discussion summarizes the material United States federal income tax consequences generally applicable to the purchase, ownership and disposition of 2025B-3 Bond Bank Bonds by a beneficial owner thereof (the “Owner”). The discussion is limited to the tax consequences to the initial investors of the 2025B-3 Bond Bank Bonds who purchase the 2025B-3 Bond Bank Bonds at the issue price within the meaning of Section 1273 of the Code and generally does not address the tax consequences to subsequent purchasers of 2025B-3 Bond Bank Bonds. The discussion does not purport to be a complete analysis of all of the potential United States federal income tax consequences relating to the purchase, ownership and disposition of 2025B-3 Bond Bank Bonds, nor does this discussion address any state, local, foreign taxes, or federal estate or gift tax consequences. This summary is based upon laws, regulations, rulings and judicial decisions now in effect. Moreover, there can be no assurance that the Internal Revenue Service (the “IRS”) will not take a contrary view, and no ruling from the IRS has been, or is expected to be, sought on the issues discussed herein, potentially with retroactive effect. Legislative, judicial, or administrative changes or interpretations may occur that could alter or modify the statements and conclusions set forth herein. Any such changes or interpretations may or may not be retroactive and could adversely affect the tax consequences discussed below. Interest on the 2025B-3 Bond Bank Bonds is not excludable from gross income from federal income tax purposes.

This summary is intended as a general explanatory discussion of the consequences of holding the 2025B-3 Bond Bank Bonds generally and does not purport to furnish information in the level of detail or with the investor’s specific tax circumstances that would be provided by an investor’s own tax advisor. For example, except as explicitly provided below, it generally is addressed only to original purchasers of the 2025B-3 Bond Bank Bonds that are “U.S. Holders” (as defined below), deals only with 2025B-3 Bond Bank Bonds held as capital assets within the meaning of Section 1221 of the Code and does not address tax consequences to holders that may be relevant to investors subject to special rules, such as individuals, trusts, estates, tax exempt investors, cash method taxpayers, dealers in securities, currencies or commodities, banks, thrifts, insurance companies, electing large partnerships, mutual funds, regulated investment companies, real estate investment trusts, S corporations, persons that hold 2025B-3 Bond Bank Bonds as part of a straddle, hedge, integrated or conversion transaction, and persons whose “functional currency” is not the U.S. dollar. In addition, this summary does not address alternative minimum tax issues or the indirect consequences to a holder of an

equity interest in a holder of 2025B-3 Bond Bank Bonds. This summary was prepared in connection with the offering of the 2025B-3 Bond Bank Bonds. Each prospective investor should consult with its own tax advisor regarding the application of United States federal income tax laws, as well as any state, local, foreign or other tax laws, to such investor's particular situation.

As used herein, a "U.S. Holder" is a "U.S. person" that is a beneficial owner of a 2025B-3 Bond Bank Bond. A "Non U.S. Holder" is a holder or beneficial owner of a 2025B-3 Bond Bank Bond that is not a U.S. Person. For these purposes, a "U.S. person" is a citizen or resident of the United States, a corporation or partnership created or organized in or under the laws of the United States or any political subdivision thereof (except, in the case of a partnership, to the extent otherwise provided in Treasury regulations), an estate the income of which is subject to United States federal income taxation regardless of its source or a trust if (i) a United States court is able to exercise primary supervision over the trust's administration and (ii) one or more United States persons have the authority to control all of the trust's substantial decisions. If a partnership (or an entity taxable as a partnership) holds 2025B-3 Bond Bank Bonds, the United States federal income tax treatment of a partner generally will depend upon the status of the partner and the tax status of the partnership. Partners of partnerships holding 2025B-3 Bond Bank Bonds should consult their own tax advisors with regard to the U.S. federal income tax treatment of the purchase, ownership and disposition of the 2025B-3 Bond Bank Bonds.

The 2025B-3 Bond Bank Bonds will be treated, for federal income tax purposes, as a debt instrument. Accordingly, interest will be included in the income of the holder as it is paid (or, if the holder is an accrual method taxpayer, as it is accrued) as interest.

#### *Medicare Tax*

An additional 3.8% tax will be imposed on the net investment income (which includes interest, original issue discount and gains from a disposition of a 2025B-3 Bond Bank Bond) of certain individuals, trusts and estates. Prospective investors in the 2025B-3 Bond Bank Bonds should consult their tax advisors regarding the possible applicability of this tax to an investment in the 2025B-3 Bond Bank Bonds.

#### *Sale and Exchange of a 2025B-3 Bond Bank Bond; Defeasance*

Upon a sale or exchange of a 2025B-3 Bond Bank Bond, a holder generally will recognize gain or loss on the 2025B-3 Bond Bank Bonds equal to the difference between the amount realized on the sale and its adjusted tax basis in such 2025B-3 Bond Bank Bond. Such gain or loss generally will be capital gain (although any gain attributable to accrued market discount of the 2025B-3 Bond Bank Bond not yet taken into income will be ordinary) if the holder holds a 2025B-3 Bond Bank Bond as a capital asset. The adjusted basis of the holder in a 2025B-3 Bond Bank Bond (without OID) will (in general) equal its original purchase price and decreased by any payments received on the 2025B-3 Bond Bank Bond. In general, if the 2025B-3 Bond Bank Bond is held for longer than one year, any gain or loss would be long term capital gain or loss, and capital losses are subject to certain limitations.

If the 2025B-3 Bond Bank Bonds are legally defeased, under current tax law a holder will be deemed to have sold or exchanged such 2025B-3 Bond Bank Bond. In the event of such a legal defeasance, a holder generally will recognize gain or loss on the deemed exchange of the 2025B-3 Bond Bank Bond. Ownership of the 2025B-3 Bond Bank Bonds after a deemed sale or exchange as a result of a legal defeasance may have tax consequences different than those described in this "TAX MATTERS" section and each holder should consult its own tax advisor regarding the consequences to such holder of a legal defeasance of the 2025B-3 Bond Bank Bonds.

#### *Backup Withholding*

The Bond Bank Trustee must report annually to the IRS and to each U.S. Holder any interest that is payable to the U.S. Holder, subject to certain exceptions. Backup withholding is not an additional tax. The amount of any backup withholding from a payment to a U.S. Holder will be allowed as a credit against the U.S. Holder's federal income tax liability and may entitle the owner to a refund, provided that the required information is timely furnished to the IRS. U.S. Holders should consult their tax advisors concerning the application of information reporting and backup withholding rules.

#### *Certain U.S. Federal Income and Estate Tax Consequences to Non-U.S. Holders*

This section describes certain U.S. federal income and estate tax consequences to Non-U.S. Holders.

Payments of interest (including OID) on a 2025B-3 Bond Bank Bond to a Non-U.S. Holder are generally not subject to United States federal income tax or nonresident withholding tax so long as the requirements under Code Section 871(h) are satisfied, including that that:

- the Non-U.S. Holder is not actually or constructively a “10-percent shareholder” under Section 871(h) or 881(c)(3)(B) of the Code;
- the Non-U.S. Holder is not, for United States federal income tax purposes, a controlled foreign corporation with respect to which the Authority is a “related person” within the meaning of Section 881(c)(3)(C) of the Code;
- the Non-U.S. Holder is not a bank receiving interest described in Section 881(c)(3)(A) of the Code;
- the certification requirements under Section 871(h) or 881(c) of the Code and regulations (summarized below) are met; and
- the 2025B-3 Bond Bank Bond interest is not effectively connected with the conduct by the Non-U.S. Holder of a trade or business in the United States under Section 871(b) or Section 882 of the Code.

In order to obtain the exemption from income and withholding tax, either (1) the Non-U.S. Holder must provide its name and address, and certify, under penalties of perjury on Internal Revenue Service Form W-8BEN, W-8BEN-E, W-8IMY or W-8EXP, as applicable, to the Authority, its paying agent, or other applicable withholding agent as the case may be, that such Owner is a Non-U.S. Holder or (2) a securities clearing organization, bank or other financial institution that holds customers’ securities in the ordinary course of its trade or business (“Financial Institution”) and holds a 2025B-3 Bond Bank Bond on behalf of the Non-U.S. Holder, must certify, under penalties of perjury, to the Authority or its paying agent that such certificate has been received from the Owner by it or by any intermediary Financial Institution and must furnish the Authority or its paying agent with a copy of the certificate. A certificate is generally effective only with respect to payments of interest made to the certifying Non-U.S. Holder after issuance of the certificate in the calendar year of its issuance and the two immediately succeeding calendar years. A Non-U.S. Holder who does not satisfy the exemption requirements under Code Section 871(h) is generally subject to United States withholding tax on payments of interest (including OID).

Interest on a 2025B-3 Bond Bank Bond (including OID) that is effectively connected with the conduct of a United States trade or business by the Non-U.S. Holder is generally subject to United States federal income tax in the same manner as with a United States Owner, except to the extent otherwise provided under an applicable tax treaty. Effectively connected interest income received by a corporate Non-U.S. Holder may also, under certain circumstances, be subject to an additional branch profits tax. Effectively connected interest income will not be subject to withholding tax if the Non-U.S. Holder delivers a properly completed Internal Revenue Service Form W-8ECI to the Bond Bank Trustee.

#### *Foreign Account Tax Compliance Act*

Pursuant to the Foreign Account Tax Compliance Act (commonly referred to as “FATCA”), foreign financial institutions (which term, includes most foreign banks, hedge funds, private equity funds, mutual funds, securitization vehicles and other investment vehicles) and certain other foreign entities generally must comply with certain information reporting rules with respect to their U.S. account holders and investors or confront a withholding tax on U.S.-source payments made to them (whether received as a Beneficial Owner or as an intermediary for another party). A foreign financial institution or such other foreign entity that does not comply with the FATCA reporting requirements will generally be subject to a 30% withholding tax with respect to any “withholdable payments.” For this purpose, withholdable payments generally include U.S.-source payments otherwise subject to nonresident withholding tax (e.g., U.S.-source interest including OID) and also include the entire gross proceeds from the sale or other disposition of any debt instruments of U.S. issuers, even if the payment would otherwise not be subject to U.S. nonresident withholding tax (e.g., because it is capital gain). Under the applicable final Treasury regulations, withholding under FATCA, if required, generally will apply to payments of U.S.-source interest on the bonds and to payments of gross proceeds from dispositions (including redemptions) of the bonds. However, the IRS issued proposed Treasury regulations that eliminate withholding on payments of gross proceeds (but not on payments of interest). Pursuant to the proposed Treasury regulations, the Authority and any applicable withholding agent may (but are not required to) rely on this proposed change to FATCA withholding until the final regulations are issued or the proposed regulations are withdrawn. Foreign financial institutions located in jurisdictions that have an intergovernmental agreement with the United States pursuant to FATCA may be subject to different rules with respect to information reporting and related requirements.

The Authority will not pay any additional amounts in respect of any amounts withheld, including pursuant to FATCA. Under certain circumstances, a holder might be eligible for refunds or credits of such taxes. Holders are urged to consult with their own tax advisors regarding the effect, if any, of the FATCA provisions to them based on their particular circumstances.

## **LEGAL OPINIONS AND ENFORCEABILITY OF REMEDIES**

The remedies available to the Bond Bank Trustee or the Bondholders for the 2025B Bond Bank Bonds upon a default under the Indenture, and to the Authority Trustee or the Bond Bank under the Authority Bond Ordinance are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically Chapter 9 of United States Bankruptcy Code, the remedies provided in the Indenture and the Authority Bond Ordinance may not be readily available or may be limited in an Event of Default.

The various legal opinions to be delivered concurrently with the delivery of the 2025B Bond Bank Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by the valid exercise of the constitutional powers of the Authority, the City, the State of Indiana and the United States of America and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally and by general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law). Those exceptions encompass any exercise of the federal, State or local police powers (including the police powers of the City and the Authority) in a manner consistent with the public health and welfare. Enforceability of the Indenture and the Authority Bond Ordinance in a situation where such enforcement may adversely affect public health and welfare may be subject to those police powers.

The various legal opinions to be delivered concurrently with the delivery of the 2025B Bond Bank Bonds express the professional judgment of the attorneys rendering the opinions on the legal issues explicitly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of parties to such transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

## **FORWARD LOOKING STATEMENTS**

This Official Statement, including Appendix C, contains statements relating to future results that are “forward looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words “estimate,” “forecast,” “intend,” “expect” and similar expressions identify forward looking statements. Such statements are subject to risks and uncertainties that could cause actual results to differ materially from those contemplated in such forward-looking statements. Among the factors that may cause projected revenues and expenditures to be materially different from those anticipated are, among other things, an inability to incur debt at assumed rates, weather impacts, general economic downturns, factors affecting air travel in general, federal legislation and/or regulations, and regulatory and other restrictions. Any forecast is subject to such uncertainties. Therefore, there are likely to be differences between forecasts and actual results, and those differences may be material.

## **APPROVAL OF LEGAL PROCEEDINGS**

Certain legal matters incident to the authorization, issuance, sale and delivery of the 2025B Bond Bank Bonds are subject to the approval of Ice Miller LLP, Indianapolis, Indiana, Bond Counsel, whose approving legal opinions will be delivered with the 2025B Bond Bank Bonds, substantially in the form found in “APPENDIX B—FORM OPINION OF BOND COUNSEL.” Certain legal matters will be passed on by General Counsel for the Authority, by Deputy General Counsel to the Bond Bank, by Frost Brown Todd LLP, Indianapolis, Indiana, as disclosure counsel to the Bond Bank and the Authority, and by Dinsmore & Shohl LLP, Indianapolis, Indiana, as counsel for the Underwriters.

## **RATINGS**

Moody’s Investors Service (“*Moody’s*”) and Fitch Ratings (“*Fitch*”) have assigned the 2025B Bond Bank Bonds ratings of A1 and A<sup>+</sup>, respectively, each with a stable outlook. An explanation of the significance of the ratings should be obtained from Moody’s and Fitch, respectively. Such ratings reflect only the views of such rating agencies, and there is no assurance that any rating will continue for any given period of time or that any rating will not be revised downward or withdrawn entirely by the

applicable rating agency if, in its judgment, circumstances so warrant. Any downward revision or withdrawal of a rating may have an adverse effect on the market price of the 2025B Bond Bank Bonds.

The Underwriters have undertaken no responsibility to bring to the attention of the owners of the 2025B Bond Bank Bonds any proposed revision or withdrawal of the rating of the 2025B Bond Bank Bonds or to oppose any such proposed revision or withdrawal. Other than the reporting obligation of the Authority pursuant to the Undertaking (as defined herein), the Bond Bank, the Authority and the City have not undertaken any responsibility to bring to the attention of the owners of the 2025B Bond Bank Bonds any proposed change in or withdrawal of such ratings once received or to oppose any such proposed revision.

## UNDERWRITING

A group of underwriters, represented by Barclays Capital Inc., (the “*Underwriters*”), has agreed, jointly and severally to purchase the 2025B Bond Bank Bonds subject to certain conditions set forth in the Bond Purchase Agreement with the Bond Bank (the “*Bond Purchase Agreement*”). The Bond Purchase Agreement provides that the obligations of the Underwriters to accept delivery of the 2025B Bond Bank Bonds are subject to various conditions of the Bond Purchase Agreement, but the Underwriters will be obligated to purchase all of the 2025B Bond Bank Bonds, if any are purchased. The Underwriters have agreed to purchase the 2025B-1 Bond Bank Bonds at an aggregate price of \$162,768,329.59 (representing the principal amount of the 2025B-1 Bond Bank Bonds, plus original issue premium of \$5,517,292.55, less an underwriting discount of \$403,962.96. The Underwriters have agreed to purchase the 2025B-2 Bond Bank Bonds at an aggregate price of \$130,679,154.73 (representing the principal amount of the 2025B-2 Bond Bank Bonds, plus net original issue premium of \$5,396,297.20, less an underwriting discount of \$322,142.47). The Underwriters have agreed to purchase the 2025B-3 Bond Bank Bonds at an aggregate price of \$10,338,550.96 (representing the principal amount of the 2025B-3 Bond Bank Bonds, less an underwriting discount of \$26,449.04).

The 2025B Bond Bank Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell such 2025B Bond Bank Bonds into investment accounts.

The Underwriters reserve the right to join with dealers and other underwriters in offering the 2025B Bond Bank Bonds to the public.

The Underwriters and their respective affiliates are full service financial institutions engaged in various activities, which may include securities trading, commercial and investment banking, financial advisory, investment management, principal investment, hedging, financing and brokerage services. Certain of the Underwriters and their respective affiliates have, from time to time, performed, and may in the future perform, various investment banking services for both the Bond Bank and the Authority, for which they received or will receive customary fees and expenses.

In the ordinary course of their various business activities, the Underwriters and their respective affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities), which may include credit default swaps and financial instruments (including bank loans) for their own account and for the accounts of their customers and may at any time hold long and short positions in such securities and instruments. Such investment and securities activities may involve securities and instruments of the Bond Bank or the Authority.

The Underwriters and their respective affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or other instruments and may at any time hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Piper Sandler & Co., one of the Underwriters of the 2025B Bond Bank Bonds, has entered into a distribution agreement (the “*Piper Distribution Agreement*”) with Charles Schwab & Co., Inc. (“*CS&Co*”) for the retail distribution of certain securities offerings, including the 2025B Bond Bank Bonds, at the original issue prices. Pursuant to the Piper Distribution Agreement, CS&Co. will purchase the 2025B Bond Bank Bonds from Piper Sandler at the original issue price less a negotiated portion of the selling concession applicable to any 2025B Bond Bank Bond that CS&Co. sells.

## **2025B BOND BANK BONDS AS LEGAL INVESTMENTS**

Pursuant to the Bond Bank Act, all Indiana financial institutions, investment companies, insurance companies, insurance associations, executors, administrators, guardians, trustees and other fiduciaries may legally invest sinking funds, money, or other funds belonging to them or within their control in bonds or notes issued by the Bond Bank.

### **AGREEMENT WITH STATE**

The Bond Bank Act provides that the State will not limit or restrict the rights vested in the Bond Bank to fulfill the terms of any agreement made with the owners of the 2025B Bond Bank Bonds or in any way impair the rights or remedies of the owners of the 2025B Bond Bank Bonds for so long as the 2025B Bond Bank Bonds are outstanding.

### **VERIFICATION OF MATHEMATICAL COMPUTATIONS**

The accuracy of certain mathematical computations showing that payments on each series of the 2025A Authority Bonds have been structured to be sufficient to pay principal of and interest on the respective 2025B Bond Bank Bonds when due will be verified by Sycamore Advisors LLC. Such verification shall be based upon certain information and assumptions supplied by the Bond Bank and the Underwriters.

The accuracy of certain mathematical computations showing that amounts deposited into the 2015A Escrow Account pursuant to the terms of the escrow agreement pertaining to the Prior Bond Bank Bonds will be sufficient to pay the principal of, interest on and the redemption price for the Prior Bond Bank Bonds when due will be verified by Causey Public Finance, LLC, as set forth in “REFINANCING PLAN – The Bonds to Be Refunded and Exchanged.”

### **MUNICIPAL ADVISORS**

Sycamore Advisors LLC (“*Sycamore*”) is a municipal advisor in Indianapolis, Indiana which is registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. Sycamore has been retained by the Bond Bank as its independent municipal advisor for the 2025B Bond Bank Bonds. In its role as municipal advisor to the Bond Bank, Sycamore has not undertaken to independently verify or assume responsibility for the accuracy or completeness of the information in the Official Statement but has assisted in compiling certain information for this Official Statement. However, Sycamore has not conducted an independent audit or verification of any financial or supplemental data used in this Official Statement. (Sycamore’s fees are contingent upon the issuance of the Series 2025B Bond Bank Bonds.)

Frasca & Associates, LLC (“*Frasca*”) is a registered municipal advisor and served as municipal advisor to the Authority with respect to the sale of the 2025B Bond Bank Bonds. As the Authority’s municipal advisor, Frasca has assisted in the preparation of portions of this Official Statement and in other matters relating to the planning, structuring, rating and issuance of the 2025B Bond Bank Bonds. In its role of municipal advisor to the Authority, Frasca has not undertaken either to make an independent verification of or to assume responsibility for the accuracy or completeness of the information contained in this Official Statement. (Frasca’s fees are contingent upon the issuance of the Series 2025B Bond Bank Bonds.)

### **INDEPENDENT AUDITORS**

The basic financial statements of the Authority as of and for the year ended December 31, 2024, and included in this Official Statement in Appendix A, have been audited by Forvis, Mazars, LLP, independent auditors, as stated in their report appearing therein.

Forvis Mazars, LLP, the Authority’s independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Forvis Mazars, LLP, also has not performed any procedures relating to this offering document.

## **AVAILABILITY AND INCORPORATION BY REFERENCE OF DOCUMENTS AND FINANCIAL INFORMATION**

On April 18, 2025, the Board of the Authority approved the Authority's 2024 Financial Statements. Such financial statements are attached hereto as Appendix A and are also filed with the Municipal Securities Rulemaking Board ("*MSRB*"), the Annual Financial Reports of the Authority as of and for the year ended December 31, 2024 (the "*Authority Financials*") which information should be read in its entirety in conjunction with this Official Statement. The Authority also regularly posts monthly unaudited financial information on its website when such information becomes available.

There can be no assurance that there have not been material changes in the financial position of the Authority since the date of the most recent available Authority Financials. The Authority's monthly financial information is unaudited and may be corrected or modified from time to time as better information is verified and available. Upon request and receipt of payment for reasonable copying, mailing and handling charges, the Bond Bank will make available copies of instruments defining the rights of owners of the 2025B Bond Bank Bonds or the owners of the 2025A Authority Bonds and available financial and statistical information regarding the Bond Bank and the Authority. Requests for documents and payments should be directed and payable to Joseph Glass, Executive Director, The Indianapolis Local Public Improvement Bond Bank, Suite 2260, 200 East Washington Street, Indianapolis, Indiana 46204.

## **CONTINUING DISCLOSURE**

Pursuant to continuing disclosure requirements promulgated by the Securities and Exchange Commission in SEC Rule 15c2-12, as amended (the "*SEC Rule*"), the Authority and the Bond Bank are parties to a Continuing Disclosure Undertaking Agreement (the "*Undertaking*"), to be dated the date of delivery of the 2025B Bond Bank Bonds. A form of such Continuing Disclosure Undertaking Agreement is attached hereto as Appendix G.

The Authority is the only Obligated Person under the SEC Rule, and the Bond Bank is not an Obligated Person under the Undertaking. While the Bond Bank will execute the Undertaking, the Bond Bank will serve a limited role in ensuring compliance with the terms of the Undertaking. The annual financial information required to be filed each year under the Undertaking is information about the Authority and not the Bond Bank. In addition, many of the events which require a notice under the Undertaking pertain to the Authority and not the Bond Bank. The Bond Bank will serve the role of reminding the Authority of its filing requirements under the Undertaking and will assist the Authority through the administrative role of filing what the Authority sends to the Bond Bank for filing under the Undertaking. Accordingly, the Bond Bank has limited ability to manage whether bondholders receive filings under the Undertaking.

Pursuant to the terms of the Undertaking, the Authority will agree to provide the following information while any of the 2025B Bond Bank Bonds are outstanding:

- Audited Financial Statements. To the Bond Bank and to the MSRB, through its EMMA system, when and if available, the final ACFR of the Authority for each fiscal year, beginning with the fiscal year ending December 31, 2024, including the audited financial statements of the Authority within sixty (60) days of the date the Authority's ACFR is delivered by the Authority to the Authority Board or no later than July 31 of each year; and
- Financial Information in this Official Statement. To the Bond Bank and to the MSRB, through its EMMA system, within 210 days after the close of each fiscal year, beginning with the fiscal year ending December 31, 2025, annual information for the Authority for such fiscal year, other than the ACFR described above, including (a) unaudited financial statements of the Authority if audited financial statements are not then available and (b) operating data (excluding demographic and forecast information) of the general type included in the following tables of this Official Statement (collectively the "*Annual Information*"):

Table 3 – Historical PFC and CFC Collections and Use as Dedicated Revenues

Table 10 – Historical Aircraft Operations

Table 11 – Historical Airport Activity

Table 12 – Historical Enplaned Passengers  
 Table 15 – Airline Market Shares of Enplaned Passengers  
 Table 16 – Shares of O&D Versus Connecting Passengers  
 Table 17 – Historical Enplaned Cargo  
 Table 18 – Historical Landed Weight  
 Table 19 – Airline Shares of Landed Weight; and  
 Table 20 – Historical Operating Results – Indianapolis Airport Authority.

- Event Notices. In a timely manner, not in excess of ten (10) business days of occurrence, the following events:

(A) Events Disclosed if Material.

- (1) non-payment related defaults;
- (2) modifications to the rights of Bondholders;
- (3) bond calls (other than scheduled mandatory sinking redemptions for which notice is given in accordance with the Indenture);
- (4) release, substitution or sale of property securing repayment of the 2025B Bond Bank Bonds;
- (5) the consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;
- (6) the appointment of a successor trustee or co-trustee or the change of name of any trustee; and
- (7) the incurrence of a financial obligation\* of the obligated person, or agreement to covenant, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligor, any of which affect security holders.

(B) Events Disclosed Without Regard to Materiality.

- (1) principal and interest payment delinquencies;
- (2) unscheduled draws on debt service reserves reflecting financial difficulties;
- (3) unscheduled draws on credit enhancements reflecting financial difficulties;
- (4) substitution of credit or liquidity providers, or their failure to perform;
- (5) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the 2025B Bond Bank Bonds, or other material events affecting the tax status of the 2025B Bond Bank Bonds;
- (6) defeasances;
- (7) rating changes;
- (8) tender offers;
- (9) bankruptcy, insolvency, receivership or similar event of any Obligated Person; and
- (10) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Obligated Person, any of which reflect financial difficulties.

\* Defined in the Rule to mean a debt obligation; derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or a guarantee of either a debt obligation or a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, but does not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the SEC Rule.

Events listed in subsection (A) shall be disclosed only if they are deemed to be material (which determination of materiality shall be made by the Authority in accordance with the standards established by federal securities laws). Events listed in subsection (B) shall be disclosed regardless of whether or not they are determined to be material in nature. The Authority may, from time to time, choose to provide notice of the occurrence of any other event, in addition to those listed above, whether or not, in the judgment of the Authority, such other event is material with respect to the



Bonds and should be disclosed, but the Authority does not commit to provide any such notice of the occurrence of any event except those events set forth above; and

- Failure to Disclose. In a timely manner, to the MSRB, through its EMMA system, notice of the Authority failing to provide the audited financial statements or Annual Information as described earlier.

The Authority may, from time to time, amend or modify the Undertaking without the consent of or notice to the owners of the 2025B Bond Bank Bonds if either (a)(i) such amendment or modification is made in connection with a change in circumstances that arises from a change in legal requirements, change in law or, change in the identity, nature or status of the obligated persons, or type of business conducted; (ii) the Undertaking, as so amended or modified, would have complied with the requirements of the SEC Rule on the date of execution of the Undertaking, after taking into account any amendments or interpretations of the SEC Rule, as well as any change in circumstances; and (iii) such amendment or modification does not materially impair the interests of the holders of the 2025B Bond Bank Bonds, as determined either by (A) any person selected by the Authority that is unaffiliated with the Bond Bank or the Authority (such as the Bond Bank Trustee and Authority Trustee) or (B) an approving vote of the holders of the 2025B Bond Bank Bonds pursuant to the terms of the Indenture at the time of such amendment or modification; or (b) such amendment or modification (including an amendment or modification which rescinds the Undertaking) is permitted by the SEC Rule, as then in effect.

The Authority may, in its sole discretion, use an agent in connection with the dissemination of any annual financial information required to be provided by the Authority pursuant to the terms of the Undertaking.

The purpose of the Undertaking is to enable the Underwriters to purchase the 2025B Bond Bank Bonds by providing for an undertaking by the Bond Bank and the Authority in satisfaction of the SEC Rule. The Undertaking is solely for the benefit of the owners of the 2025B Bond Bank Bonds and creates no new contractual or other rights for, nor can it be relied upon by the SEC, Underwriters, brokers, dealers, municipal securities dealers, potential customers, other obligated persons, or any other third party. The sole remedy against the Authority for any failure to carry out any provision of the Undertaking shall be for specific performance of the Authority's disclosure obligations under the Undertaking and not for money damages of any kind or in any amount or any other remedy. The Authority's failure to honor its covenants under the Undertaking shall not constitute a breach or default of the 2025B Bond Bank Bonds, the Indenture, the 2025A Authority Bonds, the Authority Bond Ordinance or any other agreement to which the Bond Bank or the Authority is a party.

### **Compliance by the Bond Bank and Authority with Previous Undertakings**

While the Bond Bank is not an Obligated Person under the Undertaking, in the previous five years, the Bond Bank and various qualified entities, have failed to comply with the terms of certain previous undertakings made in a written contract or agreement specified by paragraph (b)(5)(i) of the SEC Rule. For the years 2020, 2021, 2022, 2023 and 2024, the Bond Bank and various qualified entities failed to file certain operating data, annual comprehensive financial reports, ratings notices, notices of incurrence of financial obligations and redemption notices on various series of bonds by their applicable deadlines. Additionally, several of these late filings did not contain all of the information required to be filed (the "non-conforming filings"). All non-conforming filings have been corrected by subsequent filings of the missing information.

The Bond Bank previously engaged a nationally recognized disclosure counsel, Nixon Peabody, to (1) conduct a compliance audit; (2) review the Bond Bank's continuing disclosure policies and procedures and advise on any necessary changes; and (3) work with the Bond Bank to implement new procedures to ensure that the most current operating and financial data for each outstanding bond issue of the Bond Bank is filed on EMMA on a timely basis. When this review occurred, a compliance audit and review of the Bond Bank's Continuing Disclosure Policy and procedures was performed. No deficiencies were found in the compliance audit for the Bond Bank. The Bond Bank was advised by counsel to add an additional step in its disclosure filing process as it relates to the financial stability of its qualified entities by getting confirmation that their financial position has not been significantly impacted since the end of the last fiscal year. The Bond Bank continues to employ the recommended changes by Nixon Peabody.

Nixon Peabody conducts periodic compliance training to the Bond Bank's staff and various qualified entities, the most recent of which occurred on October 31, 2024. The Bond Bank continues to engage Nixon Peabody for disclosure assistance and the Bond Bank seeks their counsel on a regular basis.

In the previous five years, the Authority has complied, in all material respects, with any previous undertakings in a written contract or agreement that it has entered into pursuant to subsection (b)(5)(i) of the SEC Rule. The Authority makes no representation as to any potential materiality of such prior instances regarding the Authority, as materiality is dependent upon individual facts and circumstances. See “APPENDIX G—FORM OF CONTINUING DISCLOSURE UNDERTAKING AGREEMENT” herein.

## **MISCELLANEOUS**

The references, excerpts, and summaries of all documents referred to herein do not purport to be complete statements of the provisions of such documents, and reference is made to all such documents for full and complete statements of all matters of fact relating to the 2025B Bond Bank Bonds, the security for the payment of the 2025B Bond Bank Bonds and the rights of the owners thereof. During the period of the offering, copies of drafts of such documents may be examined at the offices of the Underwriters; following delivery of the 2025B Bond Bank Bonds, copies of such documents may be examined at the offices of the Bond Bank.

The information contained in this Official Statement has been compiled from official and other sources deemed to be reliable, and while not guaranteed as to completeness or accuracy, is believed to be correct as of this date.

Any statements made in this Official Statement involving matters of opinions or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the information presented herein since the date hereof. This Official Statement is submitted in connection with the issuance and sale of the 2025B Bond Bank Bonds and may not be reproduced or used, in whole or in part, for any other purpose. This Official Statement is not to be construed as a contract or agreement between the Bond Bank, the City, the County, the Authority, the Bond Bank Trustee, the Authority Trustee, the Escrow Agent or the Underwriters and the purchasers or owners of any 2025B Bond Bank Bonds.

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The delivery of this Official Statement has been duly authorized by the Board of Directors of the Bond Bank and the Authority Board of the Authority.

THE INDIANAPOLIS LOCAL PUBLIC  
IMPROVEMENT BOND BANK

By: /s/ Norman Gurwitz  
Norman Gurwitz, Chairperson

INDIANAPOLIS AIRPORT AUTHORITY

By: /s/ Barbara Glass  
Barbara Glass, President

Dated: May 6, 2025

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**APPENDIX A**  
**AUTHORITY AUDITED FINANCIAL STATEMENTS**  
**DATED AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2024**

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# **Indianapolis Airport Authority**

## **Independent Auditor's Report and Financial Statements**

December 31, 2024 and 2023

# Indianapolis Airport Authority

## December 31, 2024 and 2023

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## **Independent Auditor's Report**

To the Members of the Board  
Indianapolis Airport Authority  
Indianapolis, Indiana

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the financial statements of the Indianapolis Airport Authority (Authority), as of and for the years ended December 31, 2024 and 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2024 and 2023, and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying supplementary information is presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated April 18, 2025, on our consideration of Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

**Forvis Mazars, LLP**

**Indianapolis, Indiana  
April 18, 2025**

# MANAGEMENT'S DISCUSSION AND ANALYSIS

December 31, 2024 and 2023

(Unaudited)

The following discussion and analysis of the financial performance and activity of the Indianapolis Airport Authority (Authority) is to provide an introduction and overview that users need to interpret the financial statements of the Authority as of and for the years ended December 31, 2024 and 2023. This discussion has been prepared by management and should be read in conjunction with the financial statements and the notes thereto, which follow this section.

## Authority Powers and Purposes

In 1962, the City Council of the City of Indianapolis (City), the Mayor of the City and the County Council of Marion County (County) created the Authority pursuant to the Authority Act as a municipal corporation, separate from the City and the County. The Authority Act authorizes the Authority to own and operate public airports. The Authority is empowered to do all things necessary or reasonably incident to carrying out the purposes of the Authority Act, including the power to: (i) acquire, establish, construct, improve, equip, maintain, control, lease and regulate municipal airports, landing fields and other air navigation facilities, either inside or outside the County; (ii) manage and operate airports, landing fields and other air navigation facilities acquired or maintained by the Authority; (iii) adopt a schedule of reasonable charges and collect them from all users of facilities and services within the County; (iv) lease all or any part of an airport, landing field or any buildings or other structures, and fix, charge and collect rentals, tolls, fees and charges to be paid for the use of the whole or a part of the airports, landing fields or other air navigation facilities by aircraft landing there and for the servicing of the aircraft; (v) make rules and regulations, consistent with laws regarding air commerce, for management and control of its airports, landing fields, air navigation facilities and other property under its control; and (vi) incur indebtedness in accordance with the Authority Act.

The operations of the Authority depend heavily on revenues received from airlines serving Indianapolis International Airport. Airlines are given the option to sign an Agreement and Lease of Premises (Airline Agreement), which sets forth rates and charges for use of Authority assets and which utilizes a hybrid residual rate-making methodology. The hybrid residual nature of the Airline Agreement essentially requires the airlines to assume certain financial risks to guarantee the Authority has sufficient revenue to cover all operating and capital borrowing costs. In return, the Authority has less autonomy over capital asset development decisions in that the airlines must approve certain proposed capital improvement projects at the Authority. As of December 31, 2024, eight passenger carriers and two cargo carriers represent the Signatory Airlines.

The prior five-year Signatory Airline Agreement expired on December 31, 2023. A new three-year agreement became effective January 1, 2024. The new agreement contains a one-year extension provision that requires mutual approval by the Airlines and the Authority, and holdover provisions. Airlines that sign the Airline Agreement are subject to favorable Signatory rates, as opposed to the Authority's Non-Signatory rates.

## Airport Operations Activity and Financial Highlights

|                                  | 2024       | 2023       | Variance |
|----------------------------------|------------|------------|----------|
| Enplaned passengers <sup>1</sup> | 5,249,959  | 4,886,576  | 7.4%     |
| Landed weight (1,000 lb. units)  |            |            |          |
| Passenger airlines               | 5,937,384  | 5,587,981  | 6.3%     |
| Cargo airlines                   | 4,494,983  | 5,162,024  | -12.9%   |
| Total landed weights             | 10,432,367 | 10,750,005 | -3.0%    |
| Aircraft operations              | 191,846    | 193,220    | -0.7%    |

(1) Includes domestic air carriers, international air carriers and air taxi/commuter flights

### Airport Operations Activity

In 2024, the number of enplaned passengers was 7.4% higher than in 2023. 2024 was a record breaking year with airline relationships and community partnerships being significant factors, as well as airlines adding new service and additional nonstop flights through IND in 2024 and Visit Indy and Indiana Sports Corp attracting top events in the city. The first and second quarter numbers were driven, in part, by the NBA All-Star game in February, a busy Spring Break travel season and the Total Solar Eclipse in April. Other significant events in 2024 impacting increased passenger numbers was the U.S. Olympic Swim Trials, the last U.S. tour stop of Taylor Swift's The Eras Tour and the Big Ten football championship game.

The Indianapolis Airport served 48 non-stop destinations in 2024 vs pre-pandemic activity of 50 non-stop destinations. In 2024, the airport launched or announced several new flights including Delta's return to Salt Lake City (SLC), Frontier service to New Orleans (MSY), Philadelphia (PHL), and Dallas (DFW), and Spirit Airlines to Myrtle Beach (MYR). Slated to begin in 2025 are new flights on Southwest to Nashville (BNA) and Chicago Midway (MDW). Delta will begin flying to Austin (AUS) and Allegiant to Portland (PDX) in May 2025. Most notably, Aer Lingus, Ireland's flagship airline, announced nonstop service to Dublin (DUB) beginning May 2025, reestablishing Indiana's connection to Europe.

Passenger airlines accounted for approximately 57% of total landed weight at IND in 2024 and 52% in 2023; cargo airlines accounted for the other 43% during 2024 and 48% in 2023. Passenger airline landed weights increased by 6.3% in 2024 from the prior year; cargo airline landed weight decreased by 12.9% from the prior year. IND saw record amounts of passenger travel in 2024 contributing to an increase in landed weights; additionally, airlines continue to make the strategic shift to larger mainline jets over regional jets. FedEx continued to represent most of the cargo landed weights in 2024. The decrease in FedEx cargo landed weights is primarily the result of weak global economic conditions. Aircraft operations represent landings and takeoffs for air carrier (passenger and cargo), air taxi and commuter, general aviation and military operations. This activity decreased 0.7% over the prior year primarily attributable to a decrease in cargo airline activity.

## Financial Highlights

- The Authority experienced an increase in total assets and deferred outflows of resources of \$29.4 million during 2024. This increase can be attributed to a number of changes in the statement of net position including an increase in grants receivable of \$17.3 million, a decrease in restricted cash and cash equivalents of \$98.3 million, a decrease in lease receivables of \$16.5 million related to GASB Statement No. 87, *Leases*, and an increase in net capital assets of \$127.3 million.
- Total current liabilities increased by \$20.3 million in 2024. This is primarily driven by an increase of \$12.8 million in accounts payable, an increase of \$4.9 million in the current portion of debt, and a \$3.5 million increase in accrued interest on debt.
- Total noncurrent liabilities decreased \$59.7 million in 2024. This change is attributable to the normal amortization of bonds payable and other debt.
- Total deferred inflows of resources decreased \$20.2 million primarily driven by a decrease in lease activity.
- The 2024 increase in net position was \$89.1 million compared to an increase of \$114.9 million for 2023. The \$89.1 million increase is a result of the loss from operations of \$14.7 million, net nonoperating revenues of \$33.2 million and capital contributions and grants of \$70.5 million.

## Overview of Financial Statements

The Authority only engages in business-type activities. These are activities that are intended to recover all or a significant portion of their costs through user fee charges to external parties for goods or services. The Authority reports its business-type activities in a single enterprise fund, meaning that its activities are operated and reported like a private-sector business.

The Authority's financial report includes comparative Statements of Net Position, Statements of Revenues, Expenses and Changes in Net Position and Statements of Cash Flows. Also included are notes to the financial statements that provide more detailed data. These financial statements are prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (GASB).

The net position of the Authority is comprised of these categories:

- *Net investment in capital assets* - reflects the Authority's investment in capital assets (e.g. land, buildings, machinery and equipment), less any related debt used to acquire those assets that is still outstanding. The Authority uses these capital assets to provide services to the public; consequently, these assets are not available for future spending.
- *Restricted* - represent resources that are subject to external restrictions on how they may be used.
- *Unrestricted* - represent resources that may be used to meet the Authority's ongoing obligations to the public and creditors.

## Statements of Net Position

The Statements of Net Position present the financial position of the Authority at the end of the fiscal year and include all assets, deferred outflows of resources, liabilities and deferred inflows of resources of the Authority. The net position of the Authority represents the difference between total assets plus deferred outflows of resources, and total liabilities plus deferred inflows of resources and is an indicator of the current net value of the Authority.

A summarized comparison of the Authority's assets, deferred outflows of resources, liabilities, deferred inflows of resources and net position at December 31, 2024, 2023, and 2022 follows:

|                                                                   | 2024                         | 2023 (1)     | 2022 (2)     |
|-------------------------------------------------------------------|------------------------------|--------------|--------------|
|                                                                   | (Table Amounts in Thousands) |              |              |
| Current assets - unrestricted                                     | \$ 166,860                   | \$ 152,658   | \$ 140,570   |
| Current assets - restricted                                       | 153,227                      | 251,424      | 250,653      |
| Noncurrent assets                                                 |                              |              |              |
| Capital assets, net                                               | 2,326,985                    | 2,199,657    | 2,045,716    |
| Other noncurrent assets                                           | 514,370                      | 526,984      | 494,265      |
| Total assets                                                      | 3,161,442                    | 3,130,723    | 2,931,204    |
| Deferred outflows of resources                                    | 3,923                        | 5,205        | 14,626       |
| Total assets and deferred outflows of resources                   | \$ 3,165,365                 | \$ 3,135,928 | \$ 2,945,830 |
| Current liabilities - payable from unrestricted                   | \$ 17,893                    | \$ 17,433    | \$ 20,264    |
| Current liabilities - payable from restricted                     | 133,593                      | 113,799      | 85,704       |
| Noncurrent liabilities - payable from restricted                  | 989,970                      | 1,049,634    | 1,016,773    |
| Total liabilities                                                 | 1,141,456                    | 1,180,866    | 1,122,741    |
| Deferred inflows of resources                                     | 297,715                      | 317,945      | 300,409      |
| Net position                                                      |                              |              |              |
| Net investment in capital assets                                  | 1,360,319                    | 1,296,281    | 1,213,669    |
| Restricted                                                        | 204,497                      | 199,192      | 184,192      |
| Unrestricted                                                      | 161,378                      | 141,644      | 124,819      |
| Total net position                                                | 1,726,194                    | 1,637,117    | 1,522,680    |
| Total liabilities, deferred inflows of resources and net position | \$ 3,165,365                 | \$ 3,135,928 | \$ 2,945,830 |

(1) The balances for the year ended December 31, 2023 were restated to reflect the adoption of GASB Statement No. 101, *Compensated Absences*. See Note 2 for additional information regarding adoption of this standard.

(2) The balances for the year ended December 31, 2022 have not been restated to reflect the adoption of GASB Statement No. 101, *Compensated Absences*.

### **2024 to 2023 Comparative Statements of Net Position**

Unrestricted current assets increased \$14.2 million, which is attributable to a decrease in cash and cash equivalents of \$7.0 million, offset by increases in unbilled revenues of \$3.0 million, grants receivable of \$17.3 million, and leases receivable of \$1.4 million.

Restricted current assets decreased \$98.2 million primarily relating to a decrease in cash and cash equivalents. Specifically, construction funds received from the issuance of 2022B and 2023B bonds were used to fund various capital improvement projects, including the reconstruction of Runway 5R-23L and the parking garage expansion.

Total noncurrent assets increased by \$114.7 million. This change reflects an increase in restricted cash and cash equivalents of \$17.2 million, an increase in unrestricted investments of \$4.6 million and a decrease in restricted investments of \$15.9 million. Additionally, there was a decrease in nondepreciable capital assets of \$31.3 million attributable to \$6.3 million of land purchases, less land sales of \$2.8 million and a decrease in construction-in-progress of \$37.0 million. Depreciable capital assets increased \$158.6 million primarily related to the runway 5R-23L reconstruction project and \$16.6 million in lessee financed improvements for the FedEx's renovations of the Eagle Hub facility, offset by the normal decrease in capital assets due to depreciation. This change also includes a \$17.9 million decrease in lease receivables related to GASB Statement No. 87, *Leases*.

Total deferred outflows of resources decreased by \$1.3 million, the result of the normal amortization of deferred losses on the refunding of debt.

Total current liabilities increased by \$20.3 million primarily driven by an increase of \$12.8 million in accounts payable, an increase of \$4.9 million in the current portion of debt, and an increase in accrued interest on debt of \$3.5 million.

Total noncurrent liabilities decreased \$59.7 million in 2024. This change is attributable to the normal amortization of bonds payable and other debt.

Total deferred inflows of resources decreased \$20.2 million primarily due to a decrease in deferred inflow on leases of \$19.6 million related to GASB Statement No. 87, *Leases*.

#### **2023 to 2022 Comparative Statements of Net Position**

Unrestricted current assets increased \$12.1 million, which is attributable to a \$16.6 million increase in cash and cash equivalents, offset by a \$2.1 million decrease in grants receivable, \$1.7 million decrease in prepaid insurance and \$1.2 million decrease in accounts receivable.

Restricted current assets increased \$0.8 million primarily relating to an increase in the receivable for reimbursable IMC expenses offset by a decrease in the passenger facility charge receivable.

Total noncurrent assets increased by \$186.7 million. This change reflects an increase in nondepreciable capital assets of \$65.2 million attributable to the addition of \$52.7 million in lessee financed improvements for FedEx's sort facility and capacity expansion of its Indianapolis hub, and an increase in depreciable capital assets of \$89.2 million from fixed asset additions for the runway 5R-23L reconstruction project offset by the normal decrease in capital assets due to depreciation. This change also includes a \$22.4 million increase in lease receivables related to GASB Statement No. 87, *Leases*.

Total deferred outflows of resources decreased by \$9.4 million, the result of the normal amortization of deferred losses on the refunding of debt.

Total current liabilities increased by \$25.3 million primarily driven by an increase of \$16.9 million in accounts payable, an increase of \$9.3 million in the current portion of debt, offset by a decrease in accrued and withheld items of \$3.1 million.

Total noncurrent liabilities increased \$32.9 million. This change is primarily attributable to the \$90.3 million par value bonds issued during 2023 (\$299.4 million total par value bonds issued which funded capital projects and refunded \$209.1 million total par value bonds), offset by a \$9.9 million reduction of derivative instruments caused by the termination of the three swaps associated with the refunded 2010C Bonds and the normal amortization of \$39.9 million bonds payable and other debt.

Total deferred inflows of resources increased \$17.5 million due to an increase in deferred inflow on leases of \$20.2 million related to GASB Statement No. 87, *Leases*, offset by a \$2.6 million reduction in deferred inflows caused by the increase in market interest rates that lowered the value of the forward delivery agreements.



**2024 to 2023 Comparative Statements of Revenues, Expenses and Changes in Net Position**

The Statements of Revenues, Expenses and Changes in Net Position reflect the operating activity of the Authority for the year using the accrual basis of accounting, similar to private sector companies. The change in net position for the years ended December 31, 2024 and 2023 was an increase of \$89.1 million and an increase of \$114.9 million, respectively. The comparative analysis below is a summary of the Statements of Revenues, Expenses and Changes in Net Position for 2024 and 2023.

|                                                         | 2024                         | 2023 (1)     | \$ Variance | % Variance |
|---------------------------------------------------------|------------------------------|--------------|-------------|------------|
|                                                         | (Table Amounts in Thousands) |              |             |            |
| Operating revenues                                      |                              |              |             |            |
| Airfield                                                | \$ 47,351                    | \$ 33,052    | \$ 14,299   | 43.3%      |
| Terminal Complex                                        | 73,204                       | 65,899       | 7,305       | 11.1%      |
| Parking                                                 | 74,538                       | 66,633       | 7,905       | 11.9%      |
| Rented buildings and other                              | 15,701                       | 15,516       | 185         | 1.2%       |
| Indianapolis Maintenance Center (IMC)                   | 5,120                        | 7,862        | (2,742)     | -34.9%     |
| Reliever airports                                       | 3,095                        | 3,251        | (156)       | -4.8%      |
| Total operating revenues                                | 219,009                      | 192,213      | 26,796      | 13.9%      |
| Total nonoperating revenues                             |                              |              |             |            |
| Federal operating grants                                | 217                          | 591          | (374)       | -63.3%     |
| Passenger facility charges                              | 20,506                       | 18,478       | 2,028       | 11.0%      |
| Customer facility charges (rental cars)                 | 10,014                       | 9,095        | 919         | 10.1%      |
| Investment income                                       | 22,528                       | 21,642       | 886         | 4.1%       |
| Interest revenue - leases                               | 8,888                        | 7,535        | 1,353       | 18.0%      |
| Total nonoperating revenues                             | 62,153                       | 57,341       | 4,812       | 8.4%       |
| Total revenues                                          | 281,162                      | 249,554      | 31,608      | 12.7%      |
| Total operating expenses                                | 233,724                      | 221,318      | 12,406      | 5.6%       |
| Net nonoperating expenses                               | 28,909                       | 35,189       | (6,280)     | -17.8%     |
| Total expenses                                          | 262,633                      | 256,507      | 6,126       | 2.4%       |
| Income (loss) Before Capital Contributions and Grants   | 18,529                       | (6,953)      | 25,482      | -366.5%    |
| Capital Contributions and Grants                        | 70,547                       | 121,898      | (51,351)    | -42.1%     |
| Increase in Net Position                                | 89,076                       | 114,945      | (25,869)    | -22.5%     |
| Net Position, Beginning of Year, as Previously Reported | 1,637,118                    | 1,522,681    | 114,437     | 7.5%       |
| Change in accounting principle                          | -                            | (508)        | 508         | -100.0%    |
| Net Position, Beginning of Year, as Restated            | 1,637,118                    | 1,522,173    | 114,945     | 7.6%       |
| Net Position, End of Year                               | \$ 1,726,194                 | \$ 1,637,118 | \$ 89,076   | 5.4%       |

(1) The balances for the year ended December 31, 2023 were restated to reflect the adoption of GASB Statement No. 101, *Compensated Absences*. See Note 2 for additional information regarding adoption of this standard.

Operating revenue in 2024 increased \$26.8 million, or 13.9% from prior year attributable to the following components:

- *Airfield revenue* in 2024 of \$47.4 million increased from prior year by \$14.3 million, or 43.3%. Total landed weights decreased by 3.0% from prior year as passenger carriers increased 6.3% and cargo carriers decreased 12.9%. The lower landed weights offset the increase in revenue driven by an increase in apron space rent and budgeted increases in landing fee rates (2024 signatory landing fee rate of \$4.00 compared to \$2.54 in 2023; 2024 non-Signatory landing fee rate of \$4.48 compared to \$3.81 in 2023).
- *Terminal complex revenues* of \$73.2 million increased \$7.3 million, or 11.1% from prior year. Budgeted airline terminal rental rates increased 1.0% in 2024 to \$109.21 per square foot compared to the prior year rate of \$108.09 per square foot. Concession revenues exceeded prior year by \$1.1 million (9.9%) and

automobile rental commissions exceeded prior year by \$0.5 million (3.6%); both attributable to the increase in passengers of 7.4%. GASB Statement No. 87, *Leases* resulted in \$1.4 million and \$1.3 million in 2024 and 2023, respectively, of lease payments being recognized as nonoperating interest revenue – leases, further reducing Terminal complex revenues.

- *Parking revenues* increased from prior year by \$7.9 million, or 11.9%, resulting in \$74.5 million in 2024 parking revenue; an increase related to the 7.4% increase in passengers. Other contributing factors to the revenue increase was a parking rate increase effective June 1, 2024 (Garage \$23.00/day from \$20.00/day; Valet \$32.00/day from \$27.00/day) and the expansion of the new parking garage area with 500 additional spaces in service July 1, 2024.
- *Rented buildings and other revenue* of \$15.7 million increased \$0.2 million from prior year or 1.2%. This is attributable to various changes in ground lease and building rental agreements. GASB Statement No. 87, *Leases* resulted in \$3.8 million and \$3.1 million in 2024 and 2023, respectively, of lease payments being recognized as nonoperating interest revenue – leases, further reducing rented buildings and other revenues.
- *Revenues from Indianapolis Maintenance Center (IMC)* of \$5.1 million decreased \$2.7 million or 34.9% from prior year. This represents revenues due the Authority for reimbursement of eligible expenditures under the terms of the Settlement Agreement reached between the Authority and the trustee for the special facility revenue bonds the Authority had previously issued on behalf of United Airlines. The decrease from prior year relates to the expiration of the Express Scripts lease at December 31, 2023.
- *Reliever airports revenue* of \$3.1 million decreased \$0.2 million or 4.8%. Revenue is primarily flat with prior year. Current year activity includes lower fuel flowage fees of \$0.1 million, offset by greater farm income of \$0.1 million. GASB Statement No. 87, *Leases* resulted in \$0.5 million and \$0.3 million in 2024 and 2023, respectively, in lease payments being recognized as nonoperating interest revenue – leases, further reducing Reliever airport revenue.

*Nonoperating revenues* in 2024 of \$62.2 million increased from prior year by \$4.8 million, or 8.4% attributable to the following components:

- *Federal operating grants* of \$0.2 million decreased \$0.4 million attributable to the cease in federal funding of the Transportation Security Administration Other Transaction Agreement for law enforcement checkpoint screening on May 1, 2024.
- *Passenger facility charges (PFC) income* of \$20.5 million increased \$2.0 million, or 11.0%. This increase is due to the increase in passenger numbers and ticket sales as PFC revenues are earned when tickets are sold.
- *Customer facility charges (rental cars) income* of \$10.0 million increased \$0.9 million, or 10.1% due to the increase in passenger numbers and rental transactions.
- *Investment income* of \$22.5 million increased \$0.9 million or 4.1%. Earnings on securities in the Authority's investment portfolio were \$0.2 million more than the prior year. The remainder of the change is attributable to the termination of the Authority's interest rate swaps in 2023. The Authority recorded a \$0.7 million reduction in fair value of hedging derivatives when the interest rate swaps were terminated in 2023, and no change in fair value of hedging derivatives in 2024 since none were held by the Authority.
- *Interest revenue – leases* of \$8.9 million increased \$1.4 million or 18.0% attributable to various changes in agreements during the year related to GASB Statement No. 87, *Leases*.

*Operating expenses* (before depreciation) for the years ended December 31, 2024 and 2023 totaled \$116.2 million and \$107.7 million, respectively, an increase of \$8.5 million, or 7.9%. The following analysis provides material operating expense changes by both operating expense class and operating expense business area.

- *Operating expenses by natural category (before depreciation):*
  - Total *personal services expense* increased 12.3% or \$5.7 million to \$52.1 million attributable to cost of living adjustments and annual merit increases, increased overtime and higher health insurance expense claims. Additionally, full-time and part-time staffing increased to an average of 482 full-time equivalents (FTEs) vs 464 FTEs in the prior year. The full-time and part-time FTE

vacancy in 2024 decreased slightly to 10.9% vs 11.0% in the prior year as the hiring process has taken longer than planned, specifically for the public safety and administration departments.

- Total *contractual services expense* increased 4.4% or \$1.7 million to \$39.7 million attributable to increased costs that vary in proportion to passenger volumes such as parking related credit card processing fees, valet operating costs, and dockmaster fees. Variance also includes an increase in the environmental remediation accrual adjustment and one-time investments to maintain and preserve the Authority's assets including terminal painting, jetway carpet replacement, pavement repairs, information technology improvements, preservation of art exhibits, and other building repairs.
- Total *utilities expense* of \$11.8 million was primarily flat with prior year. Current year expense reflects higher sewer charges relating to glycol processing and stormwater processing user fees offset by lower electricity and natural gas costs.
- Total *supplies expense* of \$5.9 million increased by \$0.2 million, or 4.4% attributable to higher snow & ice chemical expenses offset by lower fuel costs.
- Total *materials expense* increased by \$0.4 million, or 10.9% to \$4.0 million due to higher computer equipment replacement parts and jet bridge repair parts than in prior year.
- Total *general expense* of \$2.8 million increased \$0.5 million or 20.3% from prior year which primarily relates to an increase in property insurance premiums.
- *Operating expenses by functional category (before depreciation):*
  - *Airfield expenses* (before depreciation) of \$15.2 million increased by \$1.4 million, or 9.8% from the prior year. The variance is attributable to cost of living adjustments and annual merit increases; increased overtime costs; higher health insurance expense claims; increased sewer charges relating to glycol and stormwater processing user fees and higher snow and ice chemical costs, offset by lower environmental related professional fees.
  - *Terminal complex expenses* (before depreciation) of \$29.4 million increased \$1.9 million, or 6.8% from the prior year. The increase includes cost of living adjustments and annual merit increases; increased overtime costs; higher health insurance expense claims; higher dockmaster fees due to increased 2024 activity; and various one-time investments to maintain and preserve the Authority's assets including terminal painting, preservation of art exhibits, and other building repairs.
  - *Parking expenses* (before depreciation) of \$15.5 million increased \$2.2 million, or 16.5% from the prior year. The increase includes cost of living adjustments and annual merit increases; increased overtime costs; higher health insurance expense claims and greater elevator/escalator repair costs. Additionally, costs that vary in proportion to passenger volumes such as parking related credit card processing fees and valet operating costs increased.
  - *Rented buildings and other expenses* (before depreciation) of \$2.3 million decreased \$0.2 million, or 8.0% from prior year. Variance includes an increase in the environmental remediation accrual adjustment offset by lower electricity and natural gas costs and lower contractual services related to various one-time investments to maintain and preserve the Authority's assets done in the prior year including pavement repairs, International Arrivals Building remodel and building demolition costs.
  - *Indianapolis Maintenance Center (IMC) expenses* (before depreciation) of \$6.7 million decreased \$0.8 million, or 11.2% from prior year. This decrease includes lower elevator repairs, grounds maintenance, pavement repairs and utilities.
  - *Reliever airports expenses* (before depreciation) of \$2.6 million decreased \$0.1 million, or 4.2% from prior year. The decrease is primarily attributable to lower fuel costs.
  - *Public safety expenses* (before depreciation) of \$18.7 million increased \$2.1 million, or 12.7% from prior year. The increase includes annual merit payroll increases; increased overtime costs and higher health insurance expense claims offset by the insourcing of non-sworn public safety officers from an outsourced contractual structure. Increase also includes greater repair costs related to the fire alarm system and greater communication equipment replacement costs.

- *Administration costs* (before depreciation) of \$25.9 million increased by \$2.2 million, or 9.2% from prior year. This increase is attributable to cost of living adjustments and annual merit increases and higher health insurance expense claims offset by a decrease in professional fees relating to planning and development and information technology staff augmentation. Current year expenses include an increase in art program maintenance, print/advertising/marketing initiatives, software/hardware maintenance and recruitment marketing and investments in training and employee development.
- *Net Nonoperating expenses* for the years ended December 31, 2024 and 2023 totaled \$28.9 million and \$35.2 million, respectively, a decrease of \$6.3 million, or 17.8% attributable to the following components:
  - *Interest expense* of \$41.4 million increased \$1.5 million over the prior year, or 3.9%; the net effect of various increases and decreases of interest expense over the year including an increase in the arbitrage rebate liability of \$3.0 million, and the amortization of principal outstanding and the corresponding reduction in interest expense.
  - *Gain on disposals of capital assets and other* of \$12.5 million increased by \$7.8 million over the prior year. The current year gain is primarily attributable to various land sales throughout 2024.
- *Capital contributions and grants* of \$70.5 million decreased \$51.4 million compared to prior year. Current year includes \$22.6 million of Lessee Financed Improvements primarily for FedEx's facilities, with the remainder of grant receipts primarily for federally funded capital projects. The prior year amounts included \$18.3 million drawn on IND's ARP Act funded recovery grants and \$59.0 million of Lessee Financed Improvements primarily for FedEx's facilities, with the remainder of grant receipts primarily for federally funded capital projects.

**2023 to 2022 Comparative Statements of Revenues, Expenses and Changes in Net Position**

The Statements of Revenues, Expenses and Changes in Net Position reflect the operating activity of the Authority for the year using the accrual basis of accounting, similar to private sector companies. The change in net position for the years ended December 31, 2023 and 2022 was an increase of \$114.9 million and an increase of \$139.4 million, respectively. The comparative analysis below is a summary of the Statements of Revenues, Expenses and Changes in Net Position for 2023 and 2022.

|                                                         | <b>2023 (1)</b>              | <b>2022 (2)</b> | <b>\$ Variance</b> | <b>% Variance</b> |
|---------------------------------------------------------|------------------------------|-----------------|--------------------|-------------------|
|                                                         | (Table Amounts in Thousands) |                 |                    |                   |
| Total operating revenues                                |                              |                 |                    |                   |
| Airfield                                                | \$ 33,052                    | \$ 31,543       | \$ 1,509           | 4.8%              |
| Terminal Complex                                        | 65,899                       | 56,941          | 8,958              | 15.7%             |
| Parking                                                 | 66,633                       | 59,562          | 7,071              | 11.9%             |
| Rented buildings and other                              | 15,516                       | 14,301          | 1,215              | 8.5%              |
| Indianapolis Maintenance Center (IMC)                   | 7,862                        | 5,565           | 2,297              | 41.3%             |
| Reliever airports                                       | 3,251                        | 3,422           | (171)              | -5.0%             |
| Total operating revenues                                | 192,213                      | 171,334         | 20,879             | 12.2%             |
| Total nonoperating revenues                             | -                            |                 |                    |                   |
| Federal operating grants                                | 591                          | 4,917           | (4,326)            | -88.0%            |
| Passenger facility charges                              | 18,478                       | 17,740          | 738                | 4.2%              |
| Customer facility charges (rental cars)                 | 9,095                        | 8,108           | 987                | 12.2%             |
| Investment income                                       | 21,642                       | 30,586          | (8,944)            | -29.2%            |
| Interest revenue - leases                               | 7,535                        | 7,183           | 352                | 4.9%              |
| Total nonoperating revenues                             | 57,341                       | 68,534          | (11,193)           | -16.3%            |
| Total revenues                                          | 249,554                      | 239,868         | 9,686              | 4.0%              |
| Total operating expenses                                | 221,318                      | 209,980         | 11,338             | 5.4%              |
| Net nonoperating expenses                               | 35,189                       | 39,997          | (4,808)            | -12.0%            |
| Total expenses                                          | 256,507                      | 249,977         | 6,530              | 2.6%              |
| Loss Before Capital Contributions and Grants            | (6,953)                      | (10,109)        | 3,156              | -31.2%            |
| Capital Contributions and Grants                        | 121,898                      | 149,476         | (27,578)           | -18.4%            |
| Increase in Net Position                                | 114,945                      | 139,367         | (24,422)           | -17.5%            |
| Net Position, Beginning of Year, as Previously Reported | 1,522,681                    | 1,383,314       | 139,367            | 10.1%             |
| Change in accounting principle                          | (508)                        | -               | (508)              | -100.0%           |
| Net Position, Beginning of Year, as Restated            | 1,522,173                    | 1,383,314       | 138,859            | 10.0%             |
| Net Position, End of Year, as Restated                  | \$ 1,637,118                 | \$ 1,522,681    | \$ 114,437         | 7.5%              |

(1) The balances for the year ended December 31, 2023 were restated to reflect the adoption of GASB Statement No. 101, *Compensated Absences*. See Note 2 for additional information regarding adoption of this standard.

(2) The balances for the year ended December 31, 2022 have not been restated to reflect the adoption of GASB Statement No. 101, *Compensated Absences*.

*Operating revenue* in 2023 increased \$20.9 million, or 12.2% from prior year attributable to the following components:

- *Airfield revenue* in 2023 of \$33.1 million increased from prior year by \$1.5 million, or 4.8%. Total landed weights decreased by 10.6% from prior year as passenger carriers increased 16.7% and cargo carriers decreased 28.7%. The lower landed weights offset the increase in revenue driven by an increase in apron space rent, ground handling commissions and budgeted increases in landing fee rates (2023 signatory landing fee rate of \$2.54 compared to \$2.23 in 2022; 2023 non-Signatory landing fee rate of \$3.81 compared to \$3.35 in 2022).
- *Terminal complex revenues* of \$65.9 million increased \$9.0 million, or 15.7% from prior year. Budgeted airline terminal rental rates increased 2.5% in 2023 to \$108.09 per square foot compared to the prior year rate of \$105.50 per square foot. Concession revenues exceeded prior year by \$2.2 million (25.0%) and automobile rental commissions exceeded prior year by \$1.5 million (13.0%); both attributable to the increase in passengers of 12.5%. GASB Statement No. 87, *Leases* resulted in \$1.3 million and \$1.2 million in 2023 and 2022, respectively, of lease payments being recognized as nonoperating interest revenue – leases, further reducing Terminal complex revenues.
- *Parking revenues* increased from prior year by \$7.1 million, or 11.9%, resulting in \$66.6 million in 2023 parking revenue; an increase directly related to the 12.5% increase in passengers.
- *Rented buildings and other revenue* of \$15.5 million increased \$1.2 million from prior year or 8.5%. This is attributable to the prior year write-off of GASB Statement No. 13 due to the implementation of GASB Statement No. 87 of \$0.6 million as well as various changes in ground lease and building rental agreements. GASB Statement No. 87, *Leases* resulted in \$3.1 million and \$2.9 million in 2023 and 2022, respectively, of lease payments being recognized as nonoperating interest revenue – leases, further reducing rented buildings and other revenues.
- *Revenues from Indianapolis Maintenance Center (IMC)* of \$7.9 million increased \$2.3 million or 41.3% from prior year. This represents revenues due the Authority for reimbursement of eligible expenditures under the terms of the Settlement Agreement reached between the Authority and the trustee for the special facility revenue bonds the Authority had previously issued on behalf of United Airlines. The increase from prior year relates to additional temporary space rental.
- *Reliever airports revenue* of \$3.3 million decreased \$0.2 million or 5.0%. Revenue variance attributable to lower fuel flowage fees. GASB Statement No. 87, *Leases* resulted in \$0.3 million lease payments being recognized as nonoperating interest revenue – leases in both 2023 and 2022 reducing Reliever airport revenue.

*Nonoperating revenues* in 2023 of \$57.3 million decreased from prior year by \$11.2 million, or 16.3% attributable to the following components:

- *Federal operating grants* of \$0.6 million decreased \$4.3 million attributable to \$4.2 million operating portion drawn on IND's ARP Act funded recovery grant in 2022.
- *Passenger facility charges (PFC) income* of \$18.5 million increased \$0.7 million, or 4.2%. This increase is due to the increase in passenger numbers and ticket sales as PFC revenues are earned when tickets are sold.
- *Customer facility charges (rental cars) income* of \$9.1 million increased \$1.0 million, or 12.2% due to the increase in passenger numbers and rental transactions.
- *Investment income* of \$21.6 million decreased \$8.9 million or 29.2%. The fair value change of hedging derivatives was \$25.0 million less than the change in 2022 but offset by \$16.1 million higher earnings on securities in the Authority's investment portfolio.
- *Interest revenue – leases* of \$7.5 million increased \$0.4 million or 4.9% attributable to various changes in agreements during the year related to GASB Statement No. 87, *Leases*.

*Operating expenses* (before depreciation) for the years ended December 31, 2023 and 2022 totaled \$107.6 million and \$98.8 million, respectively, an increase of \$8.9 million, or 9.0%. The following analysis provides material operating expense changes by both operating expense class and operating expense business area.

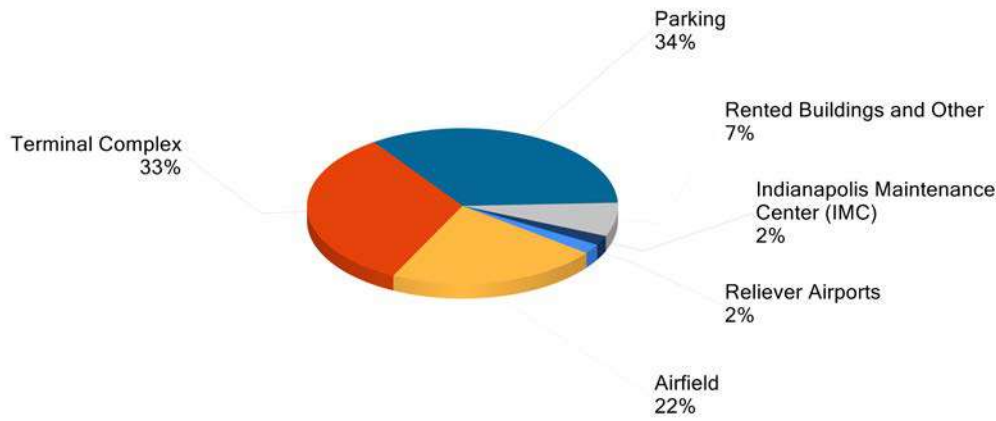
- *Operating expenses by natural classification (before depreciation):*
  - Total *personal services expense* increased 11.1% or \$4.6 million to \$46.3 million attributable to cost of living adjustments and annual merit increases. Additionally, full-time and part-time staffing increased to an average of 464 full-time equivalents (FTEs) vs 446 FTEs in the prior year. The FTE increase includes the addition of Public Safety Officers that were previously a contracted service. The full-time and part-time FTE vacancy in 2023 increased to 11.0% vs 7.4% in the prior year as the hiring process has taken longer than planned, specifically for the public safety and administration departments.
  - Total *contractual services expense* increased 12.7% or \$4.3 million to \$38.0 million attributable to increased professional fees for environmental services; planning and development staff augmentation due to staffing vacancies; information technology staff augmentation and initiatives; retail customer experience initiatives; recruitment marketing; greater elevator/escalator costs due to full year of new contract with enhanced coverage and one-time investments to maintain and preserve the Authority's assets including pavement repairs, preservation of art exhibits, and other building repairs. Costs that vary in proportion to passenger volumes such as parking related credit card processing fees, valet operating costs, and dockmaster fees also increased.
  - Total *utilities expense* of \$11.7 million increased by \$0.4 million, or 3.7% reflective of an increase in sewer charges relating to glycol processing and stormwater processing user fees.
  - Total *supplies expense* of \$5.7 million decreased by \$0.3 million, or 5.8% attributable to lower fuel costs and lower snow & ice chemical expenses due to mild weather.
  - Total *materials expense* decreased by \$0.3 million, or 7.4% to \$3.6 million due to lower motorized equipment repair parts for buses and airfield equipment and jet bridge repair parts than in prior year.
  - Total *general expense* of \$2.3 million increased \$0.2 million or 9.5% from prior year which relates to an increase in property insurance premiums.
- *Operating expenses by functional category (before depreciation):*
  - *Airfield expenses* (before depreciation) of \$13.8 million increased by \$1.0 million, or 7.8% from the prior year. The variance is attributable to higher environmental professional fees and sewer charges relating to glycol processing fees and stormwater processing user fees, offset by lower snow and ice chemical due to mild weather.
  - *Terminal complex expenses* (before depreciation) of \$27.6 million increased \$3.3 million, or 13.8% from the prior year. The increase includes cost of living adjustments and annual merit increases; greater elevator/escalator costs due to a full year of new contract with enhanced coverage; retail customer experience initiatives; higher dockmaster fees due to increased 2023 activity; greater baggage system repair parts; increased utility costs; increased paper supply usage; increase in property insurance premiums and various one-time investments to maintain and preserve the Authority's assets including dual primary viewing stations for TSA, preservation of art exhibits, civic plaza furniture replacement, terminal painting and various other building repairs.
  - *Parking expenses* (before depreciation) of \$13.3 million increased \$1.5 million, or 12.3% from the prior year. The increase includes cost of living adjustments and annual merit increases and greater elevator/escalator costs due to a full year of new contract with enhanced coverage. Additionally, costs that vary in proportion to passenger volumes such as parking related credit card processing fees and valet operating costs increased.
  - *Rented buildings and other expenses* (before depreciation) of \$2.5 million decreased \$1.1 million, or 29.5% from prior year. This decrease is primarily due to a prior year adjustment of \$1.0 million for environmental remediation related to polyfluoroalkyl substance mitigation costs. This is offset by an increase in contractual services related to various one-time investments to maintain and

- preserve the Authority's assets including pavement repairs, International Arrivals Building remodel and building demolition costs.
- *Indianapolis Maintenance Center (IMC) expenses* (before depreciation) of \$7.5 million was flat with prior year. Current year expenses include greater elevator repairs, grounds maintenance and utilities offset by lower pavement repairs.
  - *Reliever airports expenses* (before depreciation) of \$2.7 million decreased \$0.5 million, or 16.4% from prior year. The decrease is primarily attributable to lower fuel costs, pavement repairs and grounds maintenance.
  - *Public safety expenses* (before depreciation) of \$16.6 million increased \$2.4 million, or 17.1% from prior year. The increase includes annual merit payroll increases as well as the insourcing of non-sworn public safety officers from an outsourced contractual structure.
  - *Administration costs* (before depreciation) of \$23.6 million increased by \$2.2 million, or 10.3% from prior year. This increase is attributable to cost of living adjustments and annual merit increases; an increase in professional fees relating to planning and development for staff augmentation; information technology staff augmentation and initiatives and recruitment marketing and investments in training and employee development.
- *Net Nonoperating expenses* for the years ended December 31, 2023 and 2022 totaled \$35.2 million and \$40.0 million, respectively, a decrease of \$4.8 million, or 12.0% attributable to the following components:
    - *Interest expense* of \$39.8 million increased \$7.2 million over the prior year due primarily to the full year effect of the 2022B Revenue Bonds.
    - *Gain on disposals of capital assets and other* of \$4.6 million increased by \$12.0 million over the prior year. The current year gain is primarily attributable to various land sales throughout 2023.
  - *Capital contributions and grants* of \$121.9 million decreased \$27.6 million compared to prior year. Current year includes \$18.3 million drawn on IND's ARP Act funded recover grant and \$59.0 million of Lessee Financed Improvements primarily for FedEx's facilities, with the remainder of grant receipts primarily for federally funded capital projects. The prior year amounts included \$20.6 million drawn on IND's Coronavirus Response and Relief Supplemental Appropriations (CRRSA) Act and ARP Act funded recovery grants and \$45.6 million of Lessee Financed Improvements for FedEx's Indianapolis hub sort facility and capacity expansion project.

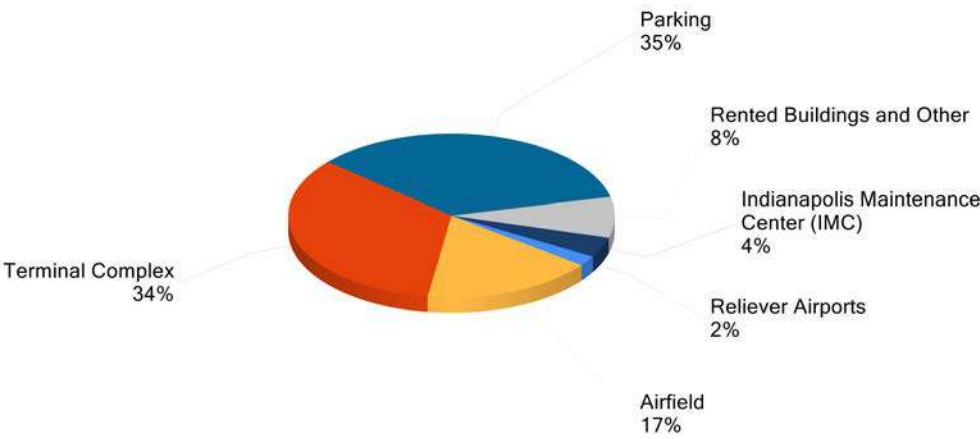


The following is a graphic illustration of operating revenues by source for the years ended December 31, 2024 and 2023:

**Operating Revenues - 2024**

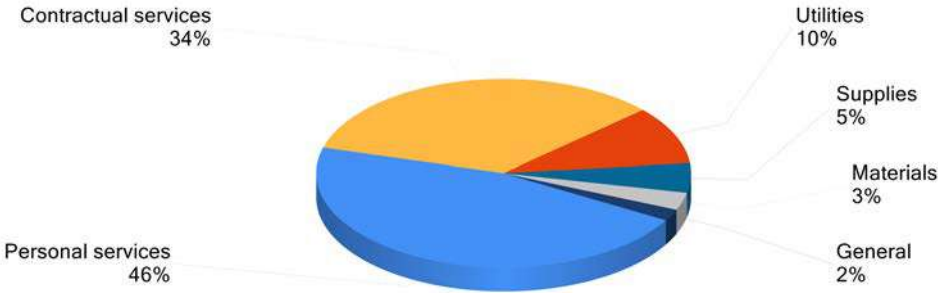


**Operating Revenues - 2023**

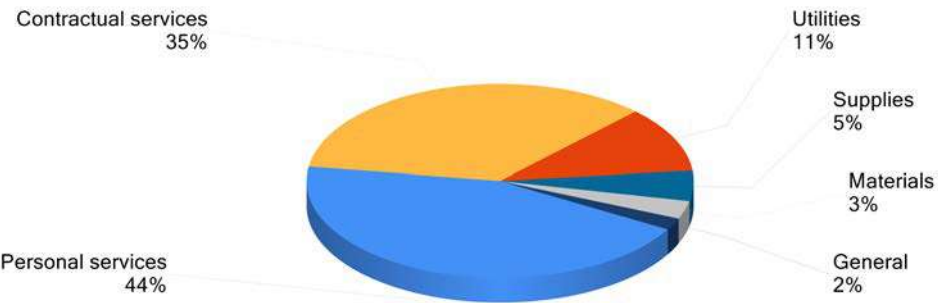


The following is a graphic illustration of the total operating expenses by source for the years ended December 31, 2024 and 2023 (excluding depreciation):

**Operating Expenses (Excluding Depreciation) - 2024**



**Operating Expenses (Excluding Depreciation) - 2023 (1)**



<sup>(1)</sup> The balances for the year ended December 31, 2023 were restated to reflect the adoption of GASB Statement No. 101, *Compensated Absences*. See Note 2 for additional information regarding adoption of this standard.

## Capital Asset and Debt Administration

### *Capital Assets*

During 2024, the Authority expended approximately \$213.0 million on capital assets. The capital expenditures related to multiple construction and equipment acquisition projects related to: Reconstruction of runway 5R-23L and taxiway D, the parking garage expansion, airfield maintenance and snow removal equipment facilities, terminal hotel feasibility, and rehabilitation of the economy parking lot. During 2024, completed projects totaling \$249.9 million were closed from construction-in-progress to their respective capital asset accounts. The more significant of these completed projects are as follows:

|                                                            |                 |
|------------------------------------------------------------|-----------------|
| Reconstruct Runway 5R-23L and Taxiway D with LEDs          | \$110.4 million |
| Parking Garage Expansion                                   | \$31.5 million  |
| Airfield Maintenance and Snow Removal Equipment Facilities | \$9.9 million   |
| Terminal Hotel Feasibility                                 | \$5.9 million   |
| Rehabilitation of Economy Parking Lot Pavement             | \$5.0 million   |

Note 5 to the financial statements provides additional information on the Authority's capital asset activity.

### *Long-Term Debt*

Capital acquisitions can be funded using a variety of financing mechanisms, including federal and state grants, passenger facility charges, customer facility charges, public debt issues and airport operating revenues.

The Authority's Master Bond Ordinance enables it to adopt an ordinance or resolution irrevocably designating certain revenues as Dedicated Revenues (which may include, without limitation, PFC & CFC revenues, state and/or federal grants, or other identified revenues) to be used to pay debt service on Authority revenue bonds. Note 8 of the financial statements explains the details of Dedicated Revenue related ordinances adopted in 2023 and 2024.

As of December 31, 2024, the Authority had \$1.0 billion in outstanding senior lien bonds. The Authority, through its Master Bond Ordinance, has a covenant to maintain a debt service coverage ratio of not less than 1.25 for senior lien debt. Debt service coverage is calculated based on a formula included in the Master Ordinance and the Airline Agreements. Historically, the Authority has maintained a coverage ratio higher than its requirement. During 2024 and 2023, respectively, the Authority's debt service coverage was 1.91 and 1.89 for senior lien debt. The 2024 and 2023 senior lien debt service coverage was calculated using \$5.1 million and \$13.2 million, respectively, of grant revenue funded by the ARP Act, pledged by the Authority's Board of Directors as Gross Revenues, that was drawn and received to pay operating expenses and debt service during 2023.

Notes 8, 9 and 10 to the financial statements provide additional information regarding the Authority's debt activities.

### ***Economic Factors***

As noted earlier, IND experienced a 7.4% increase in the number of passenger enplanements over last year, resulting in total 2024 enplanements of 5,249,959. This level of enplanements represents the most enplanements in a single year in IND's history.

Seat capacity in 2024 was up 6.1% over 2023 and 11.2% up compared to 2019. Flights in 2023 were 5.4% higher compared to flights offered in 2023 and down 7.9% compared to 2019. Airline Seat Miles were approximately 6.4% more in 2024 compared to 2032 and 9.2% higher compared to 2019.

The industry, overall, is experiencing a shortage of regional pilots which has forced airlines to decrease the number of regional jet operations. Although flights are down, the Authority continues to experience a stronger seat recovery than flight recovery as airlines elect to operate the routes on bigger aircraft.

The Authority was served by 10 airlines in 2024 and maintained year-round service to all U.S. airline hubs providing nonstop or 1 stop connectivity across the U.S., Canada, and the world. In addition, the Airport has point-to-point service to major business and leisure destinations, mainly in the Eastern and Central U.S., and improved coverage on the West Coast.

In addition to increased passenger activity, the IAA continues to benefit from sustained cargo operations, anchored by FedEx. IND remains FedEx's second largest hub worldwide. In 2024, IND airlines carried 907,868 tons of cargo, down 7.7% from 2023. IND domestic cargo was down 9.5% from 2023 while international cargo rose 3.4% in 2024 from 2023 levels. This change primarily as a result of weak global economic conditions. These declines were partially offset by an increase in international export package volume in 2024.

### ***Looking Forward***

The Authority's Air Service Task Force Executive Committee continues to review changes to the ten-year Air Service Strategy. The Committee includes representatives from the Indiana Economic Development Corporation ("IEDC"), Visit Indy and the Indy Chamber, amongst other tourism and business groups. The strategy considers myriad factors including passenger demand, costs, airline strategy, industry trends, local and global economies amongst others. The strategy identifies targets including both domestic and international markets as well as prospective domestic and international airlines. It is adjusted as needed in response to the dynamic return of business travel post COVID-19. The strategy also outlines implementation methods with emphasis on data collection and airline engagement.

The Airport team is focused on tools necessary to increase air service connectivity. A relevant air service incentive plan competitively positions the Airport for new, nonstop air service now and into the future. In May 2022 the Airport Board approved a new plan that uses all the incentive mechanisms permitted by the FAA guidelines in a more relevant approach that is tailored to the current dynamic air service environment and better supports the Authority's short- and long-term air service priorities than the existing incentive plan. This new plan was critical in the recruitment of many flights announced in 2024 including Nashville, Dublin, and Portland.

Despite planning efforts, future increases in passenger and cargo traffic at the Authority will be influenced by several key economic factors, which include, but are not limited to, the following:

- Economic and political conditions
- Aviation security concerns
- Financial health of the airline industry
- Capacity of national air traffic control and airport systems
- Global health conditions
- Airline consolidation and alliances
- Availability and price of aviation fuel
- Capacity of the airport
- Airline competition and airfares
- Airline service and routes

As mentioned above, economic conditions have a significant effect on air travel and the transportation industry. The Authority cannot predict how future air travel, enplanements, or other variables relating to airport revenues may be impacted by various market factors.

Future passenger traffic may be impacted by the following:

- Pilot availability
- Average daily departures
- Scheduled seat capacity
- Average nonstop fares
- Travel preferences
- Average fares by market
- Airline communication
- Aircraft orders/retirements
- Business travel policies

Although it is not anticipated, the merger, restructuring or liquidation of one or more of the large network airlines could also affect airline service at many connecting hub airports. Additionally, present business opportunities for the remaining airlines, and evolving travel patterns throughout the U.S. aviation system will continue to play a role in how the industry performs.

**Request for Information:** This financial report is designed to provide a general overview of the Authority's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional information should be addressed in writing to Investor Relations, 7800 Col. H. Weir Cook Memorial Drive, Suite 100, Indianapolis, IN 46241-4941 or via email to [INDir@indianapolisairport.com](mailto:INDir@indianapolisairport.com).

# Indianapolis Airport Authority

## Statements of Net Position

### December 31, 2024 and 2023

|                                                                               | <u>2024</u>             | <u>2023 (As Restated)</u> |
|-------------------------------------------------------------------------------|-------------------------|---------------------------|
| <b>Assets and Deferred Outflows of Resources</b>                              |                         |                           |
| <b>Current Assets</b>                                                         |                         |                           |
| <b>Unrestricted Assets</b>                                                    |                         |                           |
| Cash and cash equivalents                                                     | \$ 78,847,654           | \$ 85,897,549             |
| Accounts receivable, net of allowance of \$153,000 and \$88,000, respectively | 3,283,537               | 3,510,494                 |
| Unbilled revenues                                                             | 9,354,692               | 6,394,777                 |
| Grants receivable                                                             | 42,024,360              | 24,712,632                |
| Supplies and materials inventories                                            | 3,764,519               | 3,509,079                 |
| Interest receivable                                                           | 805,539                 | 706,599                   |
| Lease receivables                                                             | 27,836,343              | 26,467,451                |
| Other                                                                         | 943,695                 | 1,459,125                 |
| Total unrestricted assets                                                     | <u>166,860,339</u>      | <u>152,657,706</u>        |
| <b>Restricted Assets</b>                                                      |                         |                           |
| Cash and cash equivalents - restricted                                        | 146,978,552             | 245,316,570               |
| Cash and cash equivalents - customer deposits                                 | 689,228                 | 688,760                   |
| Receivable - passenger facility charges                                       | 2,587,904               | 2,066,352                 |
| Receivable - governments and other                                            | 657,531                 | 901,887                   |
| Receivable - reimbursable IMC expenses                                        | 2,313,597               | 2,450,808                 |
| Total restricted assets                                                       | <u>153,226,812</u>      | <u>251,424,377</u>        |
| Total current assets                                                          | <u>320,087,151</u>      | <u>404,082,083</u>        |
| <b>Noncurrent Assets</b>                                                      |                         |                           |
| Cash and cash equivalents, restricted                                         | 141,702,664             | 124,503,274               |
| Investment securities, unrestricted                                           | 32,057,413              | 27,480,526                |
| Investment securities, restricted                                             | 62,758,677              | 78,634,785                |
| Rent receivable                                                               | -                       | 37,444                    |
| Derivative instruments - forward delivery purchase agreements                 | 646,046                 | 1,264,491                 |
| Lease receivables                                                             | 277,204,521             | 295,062,812               |
| Nondepreciable capital assets                                                 | 315,840,988             | 347,093,217               |
| Depreciable capital assets, net                                               | 2,011,144,499           | 1,852,563,831             |
| Total noncurrent assets                                                       | <u>2,841,354,808</u>    | <u>2,726,640,380</u>      |
| Total assets                                                                  | <u>3,161,441,959</u>    | <u>3,130,722,463</u>      |
| <b>Deferred Outflows of Resources</b>                                         |                         |                           |
| Deferred loss on refunding of debt                                            | 3,922,877               | 5,205,165                 |
| Total deferred outflows of resources                                          | <u>3,922,877</u>        | <u>5,205,165</u>          |
| Total assets and deferred outflows of resources                               | <u>\$ 3,165,364,836</u> | <u>\$ 3,135,927,628</u>   |

**Indianapolis Airport Authority**  
**Statements of Net Position (Continued)**  
**December 31, 2024 and 2023**

|                                                                       | <u>2024</u>                 | <u>2023 (As Restated)</u>   |
|-----------------------------------------------------------------------|-----------------------------|-----------------------------|
| <b>Liabilities, Deferred Inflows of Resources and Net Position</b>    |                             |                             |
| <b>Current Liabilities</b>                                            |                             |                             |
| <b>Payable From Unrestricted Assets</b>                               |                             |                             |
| Accounts payable                                                      | \$ 8,142,762                | \$ 6,724,418                |
| Accrued and withheld items (including compensated absences)           | 9,532,122                   | 10,189,935                  |
| Current portion of subscription liability                             | 217,703                     | 518,218                     |
| Total payable from unrestricted assets                                | <u>17,892,587</u>           | <u>17,432,571</u>           |
| <b>Payable From Restricted Assets</b>                                 |                             |                             |
| Accounts payable                                                      | 56,512,682                  | 45,129,709                  |
| Customer deposits payable                                             | 689,228                     | 688,760                     |
| Current portion of debt                                               | 54,018,785                  | 49,126,542                  |
| Accrued interest on debt                                              | 22,372,762                  | 18,854,162                  |
| Total payable from restricted assets                                  | <u>133,593,457</u>          | <u>113,799,173</u>          |
| Total current liabilities                                             | <u>151,486,044</u>          | <u>131,231,744</u>          |
| <b>Noncurrent Liabilities</b>                                         |                             |                             |
| Arbitrage rebate liability                                            | 4,167,776                   | 1,165,130                   |
| Long term portion of subscription liability                           | 453,382                     | 74,187                      |
| Bonds payable and other debt, payable from restricted assets          | 985,348,718                 | 1,048,395,127               |
| Total noncurrent liabilities                                          | <u>989,969,876</u>          | <u>1,049,634,444</u>        |
| Total liabilities                                                     | <u>1,141,455,920</u>        | <u>1,180,866,188</u>        |
| <b>Deferred Inflows of Resources</b>                                  |                             |                             |
| Accumulated increase in fair value of hedging derivatives             | 646,046                     | 1,264,491                   |
| Deferred inflow on leases                                             | 297,069,082                 | 316,680,302                 |
| Total deferred inflows of resources                                   | <u>297,715,128</u>          | <u>317,944,793</u>          |
| <b>Net Position</b>                                                   |                             |                             |
| Net investment in capital assets                                      | 1,360,318,960               | 1,296,280,797               |
| Restricted for                                                        |                             |                             |
| Capital projects                                                      | 98,758,187                  | 95,263,123                  |
| Debt service                                                          | 103,760,608                 | 101,921,898                 |
| Other                                                                 | 1,977,726                   | 2,006,996                   |
| Total restricted net position                                         | <u>204,496,521</u>          | <u>199,192,017</u>          |
| Unrestricted                                                          | 161,378,307                 | 141,643,833                 |
| Total net position                                                    | <u>1,726,193,788</u>        | <u>1,637,116,647</u>        |
| <br>Total liabilities, deferred inflows of resources and net position | <br><u>\$ 3,165,364,836</u> | <br><u>\$ 3,135,927,628</u> |

# Indianapolis Airport Authority

## Statements of Revenues, Expenses and Changes in Net Position

### Years Ended December 31, 2024 and 2023

|                                                                                                                | 2024                           | 2023 (As<br>Restated)          |
|----------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|
| <b>Operating Revenues</b>                                                                                      |                                |                                |
| Airfield                                                                                                       | \$ 47,350,478                  | \$ 33,051,565                  |
| Terminal complex                                                                                               | 73,204,367                     | 65,898,943                     |
| Parking                                                                                                        | 74,537,968                     | 66,633,184                     |
| Rented buildings and other                                                                                     | 15,701,441                     | 15,516,027                     |
| Indianapolis Maintenance Center (IMC)                                                                          | 5,120,083                      | 7,861,805                      |
| Reliever airports                                                                                              | 3,094,800                      | 3,251,217                      |
| Total operating revenues                                                                                       | <u>219,009,137</u>             | <u>192,212,741</u>             |
| <b>Operating Expenses</b>                                                                                      |                                |                                |
| Personal services                                                                                              | 52,098,207                     | 46,388,102                     |
| Contractual services                                                                                           | 39,663,875                     | 37,978,383                     |
| Utilities                                                                                                      | 11,752,521                     | 11,714,253                     |
| Supplies                                                                                                       | 5,910,128                      | 5,662,723                      |
| Materials                                                                                                      | 4,010,374                      | 3,617,159                      |
| General                                                                                                        | 2,793,829                      | 2,321,553                      |
| Total operating expenses                                                                                       | <u>116,228,934</u>             | <u>107,682,173</u>             |
| <b>Income From Operations Before Depreciation and Amortization</b>                                             | 102,780,203                    | 84,530,568                     |
| Depreciation and amortization expense                                                                          | <u>117,494,605</u>             | <u>113,636,318</u>             |
| <b>Loss From Operations</b>                                                                                    | <u>(14,714,402)</u>            | <u>(29,105,750)</u>            |
| <b>Nonoperating Revenues (Expenses)</b>                                                                        |                                |                                |
| Federal operating grants                                                                                       | 217,404                        | 591,300                        |
| Passenger facility charges                                                                                     | 20,505,560                     | 18,477,596                     |
| Customer facility charges (rental cars)                                                                        | 10,014,110                     | 9,094,934                      |
| Investment income, net of investment derivative fair value adjustments<br>of \$0 and \$(694,375), respectively | 22,527,612                     | 21,641,715                     |
| Interest revenue - leases                                                                                      | 8,888,116                      | 7,535,068                      |
| Interest expense                                                                                               | (41,366,701)                   | (39,817,381)                   |
| Gain on disposal of capital assets                                                                             | 12,458,139                     | 4,628,379                      |
| Total nonoperating revenues                                                                                    | <u>33,244,240</u>              | <u>22,151,611</u>              |
| <b>Increase (Decrease) in Net Position Before Capital Contributions and Grants</b>                             | <u>18,529,838</u>              | <u>(6,954,139)</u>             |
| <b>Capital Contributions and Grants</b>                                                                        |                                |                                |
| Federal, state and local grants                                                                                | 47,945,869                     | 62,927,735                     |
| Contributions from lessees and other                                                                           | 22,601,434                     | 58,970,711                     |
| Total capital contributions and grants                                                                         | <u>70,547,303</u>              | <u>121,898,446</u>             |
| <b>Increase in Net Position</b>                                                                                | <u>89,077,141</u>              | <u>114,944,307</u>             |
| <b>Net Position, Beginning of Year, as Previously Reported</b>                                                 | 1,637,116,647                  | 1,522,679,840                  |
| <b>Change in Accounting Principle</b>                                                                          | <u>-</u>                       | <u>(507,500)</u>               |
| <b>Net Position, Beginning of Year, as Restated</b>                                                            | <u>1,637,116,647</u>           | <u>1,522,172,340</u>           |
| <b>Net Position, End of Year</b>                                                                               | <u><u>\$ 1,726,193,788</u></u> | <u><u>\$ 1,637,116,647</u></u> |

See Notes to Financial Statements



# Indianapolis Airport Authority

## Statements of Cash Flows

### Years Ended December 31, 2024 and 2023

|                                                                 | <u>2024</u>           | <u>2023 (As Restated)</u> |
|-----------------------------------------------------------------|-----------------------|---------------------------|
| <b>Cash Flows From Operating Activities</b>                     |                       |                           |
| Cash receipts from customers and users                          | \$ 214,758,218        | \$ 185,936,654            |
| Cash payments to vendors for goods and services                 | (56,557,747)          | (54,559,988)              |
| Cash payments for employees services                            | (51,428,964)          | (45,748,760)              |
| Net cash provided by operating activities                       | <u>106,771,507</u>    | <u>85,627,906</u>         |
| <b>Cash Flows From Noncapital Financing Activities</b>          |                       |                           |
| Operating grants received                                       | 217,404               | 591,300                   |
| Customer facility charges received                              | 10,014,110            | 9,094,934                 |
| Interest from lease transactions                                | 8,789,176             | 7,442,753                 |
| Insurance recoveries                                            | 265,817               | 235,629                   |
| Net cash provided by noncapital financing activities            | <u>19,286,507</u>     | <u>17,364,616</u>         |
| <b>Cash Flows From Capital and Related Financing Activities</b> |                       |                           |
| Proceeds from issuance of revenue bonds                         | -                     | 316,539,858               |
| Principal paid on bonds                                         | (49,126,543)          | (248,996,017)             |
| Termination payment on interest rate swap                       | -                     | (10,615,000)              |
| Bond issuance and remarketing costs paid                        | (711,177)             | (1,596,899)               |
| Interest paid                                                   | (41,868,108)          | (41,607,030)              |
| Acquisition and construction of capital assets                  | (222,419,485)         | (200,547,354)             |
| Proceeds from sale of capital assets                            | 15,190,884            | 7,335,377                 |
| Passenger facility charges received                             | 19,984,008            | 19,036,592                |
| Capital grants received                                         | 30,634,141            | 65,029,385                |
| Net cash used in capital and related financing activities       | <u>(248,316,280)</u>  | <u>(95,421,088)</u>       |
| <b>Cash Flows From Investing Activities</b>                     |                       |                           |
| Purchase of investment securities                               | (286,570,426)         | (404,863,910)             |
| Proceeds from sales and maturities of investment securities     | 304,230,071           | 405,186,522               |
| Interest received on investments and cash equivalents           | 16,410,566            | 14,070,094                |
| Net cash provided by investing activities                       | <u>34,070,211</u>     | <u>14,392,706</u>         |
| <b>Net Increase (Decrease) in Cash and Cash Equivalents</b>     | (88,188,055)          | 21,964,140                |
| <b>Cash and Cash Equivalents, Beginning of Year</b>             | <u>456,406,153</u>    | <u>434,442,013</u>        |
| <b>Cash and Cash Equivalents, End of Year</b>                   | <u>\$ 368,218,098</u> | <u>\$ 456,406,153</u>     |

**Indianapolis Airport Authority**  
**Statements of Cash Flows (Continued)**  
**Years Ended December 31, 2024 and 2023**

|                                                             | <u>2024</u>           | <u>2023 (As Restated)</u> |
|-------------------------------------------------------------|-----------------------|---------------------------|
| <b>Reconciliation of Loss From Operations to Net Cash</b>   |                       |                           |
| <b>Provided by Operating Activities</b>                     |                       |                           |
| Loss from operations                                        | \$ (14,714,402)       | \$ (29,105,750)           |
| Item not requiring cash                                     |                       |                           |
| Depreciation and amortization                               | 117,494,605           | 113,636,318               |
| Change in assets and liabilities                            |                       |                           |
| Accounts receivable and unbilled revenues                   | (1,129,098)           | (3,606,572)               |
| Lease receivable                                            | 16,489,399            | (22,845,188)              |
| Supplies and materials inventories                          | (255,440)             | (210,738)                 |
| Other assets                                                | 515,430               | 1,506,675                 |
| Accounts payable                                            | 7,982,475             | 5,938,494                 |
| Accrued and withheld items                                  | (242)                 | 138,994                   |
| Deferred inflows on leases                                  | (19,611,220)          | 20,175,673                |
|                                                             | <u>\$ 106,771,507</u> | <u>\$ 85,627,906</u>      |
| Net cash provided by operating activities                   |                       |                           |
|                                                             | <u>\$ 106,771,507</u> | <u>\$ 85,627,906</u>      |
| <b>Noncash Capital and Related Financing Activities</b>     |                       |                           |
| Capital assets included in accounts payable at end of year  | \$ 40,762,655         | \$ 35,882,550             |
| Capital assets contributed by lessees and other governments | 22,601,434            | 58,970,711                |

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

#### **Note 1: Nature of Organization and Summary of Significant Accounting Policies**

The Indianapolis Airport Authority (Authority) is a municipal corporation established January 1, 1962, under authority granted by Indiana statute (1961 Acts, Chapter 283, I.C. 1979 19-6-2, superseded by I.C. 8-22-3). The Authority was established for the general purpose of acquiring, maintaining, operating and financing airports and landing fields in and bordering on Marion County, Indiana. In connection therewith, the Authority is authorized, among other things, to issue general obligation and revenue bonds and to levy taxes in accordance with the provisions of the statute. The Authority administers an airport system comprised of the Indianapolis International Airport, three general aviation reliever airports, one general aviation airport and one general aviation reliever heliport. The Authority has no stockholders or equity holders and all revenue and other receipts must be disbursed in accordance with such statute.

The Authority's Board consists of eleven members, six of which are appointed by the Mayor of the Consolidated City of Indianapolis-Marion County (a unified form of government commonly referred to as Unigov), one by the majority leader of the City-Council, and one each by the Hendricks, Hamilton, Hancock and Morgan County Boards of Commissioners. Each member is appointed a four-year term.

#### ***Use of Estimates***

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and deferred outflows of resources, liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

#### ***Financial Reporting Entity***

The definition of the reporting entity under Governmental Accounting Standards Board (GASB) Statement No. 14, *The Financial Reporting Entity*, as amended, is based primarily on the concept of financial accountability. Although the Mayor appoints a voting majority of the Authority's governing body, neither of the other two tests of financial accountability are met. Unigov is unable to impose its will on the Authority. Also, the Authority does not impose a financial burden or provide a financial benefit to Unigov. Careful review of these criteria, therefore, has resulted in the conclusion that the Authority is a separate reporting entity and is not a component unit of Unigov or any other government.

#### ***Basis of Accounting and Financial Reporting***

The financial statements consist of a single-purpose business-type activity, which is reported on the accrual basis of accounting using the economic resources measurement focus.

The Authority prepares its financial statements in conformity with accounting principles generally accepted in the United States of America as applied to governmental units. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

#### ***Cash Equivalents***

The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents. At December 31, 2024, cash equivalents consisted primarily of money market mutual funds.

#### ***Investment Securities***

Investment securities are stated at fair value. Fair value is determined using quoted market prices. Investments in nonnegotiable certificates of deposit and repurchase agreements are carried at cost.

Investment income consists of interest and dividend income.

#### ***Unbilled Revenues***

The Authority accrues revenue for rentals earned but not yet billed as of year-end.

#### ***Inventories***

Inventories consist of parts, supplies and materials. Inventories are stated at cost, which is determined using the first-in, first-out (FIFO) method.

#### ***Lease Receivables***

As prescribed under GASB Statement No. 87, *Leases*, a lessor is required to recognize, for each lease, a lease receivable and a deferred inflow of resources. The lease receivable is measured at the present value of lease payments expected to be received during the term of the lease. The deferred inflow of resources is measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relates to future periods. Interest revenue is recognized on the lease receivable and inflow of resources (revenue) is recognized from the deferred inflows of resources in a systematic and rational manner over the term of the lease.

#### ***Lessee-Financed Improvements***

Certain leases include provisions whereby lessee-financed improvements become the property of the Authority. Prior to the adoption of GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, the Authority recorded lessee-financed improvements only upon leasehold reversion or lease termination, at which time the improvements were capitalized at fair value and recorded as a capital contribution. Upon implementation of GASB Statement No. 33, the Authority began recognizing lessee-financed improvements at cost or estimated cost upon completion of construction, or upon the asset being placed in service, whichever occurs first. However, lessee-financed improvements placed in service prior to the adoption of GASB Statement No. 33 continue to be recognized only upon leasehold reversion or lease termination.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### **Capital Assets**

Capital assets are defined by the Authority as assets with an initial, individual cost of more than \$2,500. Capital assets purchased by the Authority are stated at historical cost. Depreciation is computed using the straight-line method over the estimated useful lives of such assets. The estimated lives by general classification are as follows:

|                                                              | <u>Years</u> |
|--------------------------------------------------------------|--------------|
| Buildings, including parking garage                          | 20 to 50     |
| Sewers                                                       | 25 to 50     |
| Runways, taxiways and aprons                                 | 15 to 25     |
| Roads, ramps, parking areas, runway and apron lighting, etc. | 15 to 20     |
| Heavy equipment, furniture and fixtures and fencing          | 5 to 20      |
| Vehicles, office equipment and other                         | 3 to 10      |

Maintenance and repairs are expensed as incurred. Environmental mitigation costs incurred to establish wetlands and habitats are capitalized, while costs related to maintaining wetlands and habitats are generally charged to expense as incurred. Gains and losses on disposition of capital assets are included in nonoperating revenues and expenses.

Donated capital assets are measured at acquisition value, which is the price that would be paid to acquire an asset with equivalent service potential in an orderly market transaction at the acquisition date or the amount at which a liability could be liquidated with the counterparty at the acquisition date.

#### **Original Issue Premiums and Discount**

Original issue premiums and discounts on bonds are amortized using the interest method over the lives of the bonds to which they relate.

#### **Employee Health Benefits**

The Authority offers health benefit plans which provide employees with a choice of coverage under a Health Savings Account plan, a high deductible Health Savings Account Plan, or a plan provided by a Preferred Provider Organization.

#### **Deferred Outflows and Inflows of Resources**

The Authority reports the consumption of net assets that applies to future periods as deferred outflows of resources in a separate section of its statement of net position.

The Authority reports the acquisition of net assets that applies to future periods as deferred inflows of resources in a separate section of its statement of net position.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### **Compensated Absences**

In accordance with the vesting method provided under GASB Statement No. 101, *Compensated Absences*, accumulated vacation and sick time is accrued when earned by the employee and the accrual is based on assumptions concerning the probability that certain employees will become eligible to receive these benefits in the future.

#### **Net Position**

Net position of the Authority is classified in three components. Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of borrowings used to finance the purchase or construction of those assets. Restricted expendable net position is made up of noncapital assets that must be used for a particular purpose as specified by creditors, grantors or donors external to the Authority, including amounts deposited with trustees as required by bond indentures, reduced by the outstanding balances of any related borrowings. Unrestricted net position is the remaining net position that does not meet the definition of net investment in capital assets or restricted.

#### **Classification of Revenues**

The Authority has classified its revenues as either operating or nonoperating revenues according to the following criteria:

**Operating revenues** - Operating revenues include activities that have the characteristics of exchange transactions.

**Nonoperating revenues** - Nonoperating revenues include activities that have the characteristics of nonexchange transactions, such as grants, and other revenue sources that are defined as nonoperating revenues by GASB Statement No. 9, *Reporting Cash Flows of Proprietary and Nonexpendable Trust Funds and Government Entities That Use Proprietary Fund Accounting*, and GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, such as facility charges and investment income.

#### **Federal and State Grants**

Outlays for airport capital improvements and certain airport operating expenses, primarily those relating to airport security, are subject to reimbursement from federal grant programs. Funds are also received for airport development from the State of Indiana. Funding provided from government grants is considered earned as the related approved capital outlays or expenses are incurred. Costs claimed for reimbursement are subject to audit and acceptance by the granting agency.

From time to time, the Authority disposes of land or other assets which were originally purchased with federal assistance. In accordance with the Airport Improvement Program (AIP), the Authority must reinvest the federal government's proportionate share of the proceeds realized from the sale or exchange of such assets in approved AIP projects or return such amounts to the federal government.

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

#### ***Revenue and Expense and Net Position Recognition***

Revenues from airlines, concessionaires, lessees, and parking are reported as operating revenues. Operating expenses include the cost of administering the airport system, including depreciation and amortization of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions, grants and charges.

When both restricted and unrestricted net position are available for use, it is the Authority's policy to use restricted net position first, and then unrestricted net position as they are needed.

#### ***Airline Agreement***

The Authority has entered into an Agreement and Lease of Premises (Airline Agreement) with certain passenger, charter and cargo airlines serving the airport (collectively, the Signatory Airlines). The current Airline Agreement became effective January 1, 2024 and extends through December 31, 2026. Other airlines operate under an airport use permit that generally has a term of no more than two years. The Airline Agreement's hybrid residual rate-making features are designed to ensure that the Authority's debt service and related coverage obligations, including the Rate Covenant, will be met. The Airline Agreement authorizes the Authority to implement new fees and charges as necessary. In the event of an airline bankruptcy, the Authority may adjust the rates and charges for all Signatory Airlines in the current rate period to recover the rates and charges due from the bankrupt carrier. However, there can be no assurance that such other airlines will be financially able to absorb the additional costs. Rental rates under these agreements are determined annually.

#### ***Passenger Facility Charges***

The Authority received approval from the Federal Aviation Administration (FAA) to impose and use a passenger facility charge (PFC) of \$3.00 per eligible enplaned passenger and has imposed the PFC since September 1993. PFC's are restricted for use in the acquisition of real estate and the construction of certain airport improvements and other costs, as approved by the FAA.

During 2001, the Authority received approval from the FAA to increase the collection level from \$3.00 to \$4.50 per enplaned passenger beginning April 2002. In addition, approvals received in March 2001, August 2003, and February 2022 allow the Authority to impose and use \$635,875,106 in PFC's for various capital and debt-related purposes. Included in the use approval is \$275,172,500 for principal payments on debt, \$223,335,000 for interest payments on debt and \$56,330,000 for the construction of the terminal and associated program construction.

PFC's, which are recognized as earned, are included in nonoperating revenues and amounted to \$20,505,560 and \$18,477,596 for 2024 and 2023, respectively.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### **Customer Facility Charges (Rental Cars)**

The Authority collects a customer facility charge (CFC) from all rental car concessionaires that operate facilities on the airport. The CFC, which started in 2006, was \$3.00 per rental car transaction per day, up to 14 days. The Authority increased this charge to \$4.00 per transaction in February 2010 and subsequently increased this charge to \$5.00 per transaction in March 2019. Under the adopting ordinance, CFC's may be pledged or dedicated for the payment of airport bonds or other obligations, as defined by applicable bond documents, or other costs as agreed to by the Authority. CFC revenue totaled \$10,014,110 and \$9,094,934 for 2024 and 2023, respectively.

#### **Income Taxes**

As an instrumentality of the state, the income of the Authority is exempt from federal and state income taxes under Section 115(a) of the Internal Revenue Code and a similar provision of state law.

## **Note 2: Adoption of New Standards**

### **Adoption of GASB Statement No. 100, Accounting for Changes and Error Corrections**

During 2024, the Authority adopted GASB Statement No. 100, *Accounting Changes and Error Corrections* (GASB 100). GASB 100 updates accounting and financial reporting requirements for accounting changes and error corrections to address current diversity in practice.

### **Adoption of GASB Statement No. 101, Compensated Absences**

In June 2022, the GASB issued GASB Statement No. 101, *Compensated Absences*. The new accounting guidance updates the recognition and measurement guidance for compensated absences under a unified model. Specifically, the new standard clarifies that a liability should be recorded for compensated absences that are more likely than not to be paid or otherwise settled. Additionally, it amends certain existing disclosure requirements.

The Authority adopted this standard during 2024 and applied it retrospectively to the earliest period presented. The cumulative effect adjustment to beginning net position at the date of initial application was \$507,500.

| <b>Statement of Net Position</b>                                    | <b>2023 (as Restated)</b> | <b>As Previously Reported</b> | <b>Effect of Change</b> |
|---------------------------------------------------------------------|---------------------------|-------------------------------|-------------------------|
| Accrued and withheld items (including compensated absences)         | \$ 10,189,935             | \$ 9,643,535                  | \$ 546,400              |
| Unrestricted net position                                           | 141,643,833               | 142,190,233                   | (546,400)               |
| <b>Statement of Revenues, Expenses, and Changes in Net Position</b> | <b>2023 (as Restated)</b> | <b>As Previously Reported</b> | <b>Effect of Change</b> |
| Operating expenses - personal services                              | 46,388,102                | 46,349,202                    | 38,900                  |
| <b>Statement of Cash Flows</b>                                      | <b>2023 (as Restated)</b> | <b>As Previously Reported</b> | <b>Effect of Change</b> |
| Loss from operations                                                | \$ (29,105,750)           | \$ (29,066,850)               | \$ (38,900)             |
| Change in accrued and withheld items                                | 138,994                   | 100,094                       | 38,900                  |



# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 3: Cash, Cash Equivalents and Investment Securities

##### ***Deposits***

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Indiana statutes. At December 31, 2024 and 2023, the carrying value of deposits was \$124,722,387 and \$200,945,784, respectively.

The Authority's cash deposits are insured up to \$250,000 at financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Any cash deposits in excess of the \$250,000 FDIC limits are partially or fully collateralized by the depository institution and insured by the Indiana Public Deposits Insurance Fund (Fund) via the pledged collateral from the institutions securing deposits of public funds. The Fund is a multiple financial institution collateral pool as provided under Indiana Code, Section 5-13-12-1.

##### ***Investments***

Indiana statutes generally authorize the Authority to invest in United States obligations and issues of federal agencies, Indiana municipal securities, secured repurchase agreements fully collateralized by U.S. Government or U.S. Government agency securities, certificates of deposit, and open-end money market mutual funds.

At December 31, 2024 and 2023, the Authority had the following investment securities and maturities:

|                                                 |               |                       | <b>December 31, 2024</b>    |                        |
|-------------------------------------------------|---------------|-----------------------|-----------------------------|------------------------|
|                                                 | <b>Rating</b> | <b>Total</b>          | <b>Less Than<br/>1 Year</b> | <b>1 - 5<br/>Years</b> |
| U.S. Treasury Security Bills                    | AA+/Aa1       | \$ 126,384,062        | \$ 59,319,762               | \$ 67,064,300          |
| U.S. Government-sponsored enterprise securities | AA+/Aa1       | 2,671,240             | 2,671,240                   | -                      |
| Indiana municipal securities                    | AA            | 6,374,854             | 3,989,098                   | 2,385,756              |
| Money market mutual funds                       | AAAm/Aaa-mf   | 114,924,189           | 114,924,189                 | -                      |
| External investment pools                       | Not Rated     | 87,957,456            | 87,957,456                  | -                      |
|                                                 |               | <u>\$ 338,311,801</u> | <u>\$ 268,861,745</u>       | <u>\$ 69,450,056</u>   |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

|                                                       |             |                       | December 31, 2023     |                      |
|-------------------------------------------------------|-------------|-----------------------|-----------------------|----------------------|
|                                                       | Rating      | Total                 | Less Than<br>1 Year   | 1 - 5<br>Years       |
| U.S. Treasury Security Bills                          | AA+/Aa1     | \$ 106,578,171        | \$ 51,327,676         | \$ 55,250,495        |
| U.S. Government-sponsored enterprise securities       | AA+/Aa1     | 6,671,960             | 4,051,146             | 2,620,814            |
|                                                       | P-1         | 17,748,700            | 17,748,700            | -                    |
| Total U.S. Government-sponsored enterprise securities |             | <u>24,420,660</u>     | <u>21,799,846</u>     | <u>2,620,814</u>     |
| Indiana municipal securities                          | AA/Aa2      | 9,050,077             | 2,912,306             | 6,137,771            |
| Money market mutual funds                             | AAAm/Aaa-mf | 159,398,852           | 159,398,852           | -                    |
|                                                       | P-1         | 21,593,043            | 21,593,043            | -                    |
| Total money market mutual funds                       |             | <u>180,991,895</u>    | <u>180,991,895</u>    | <u>-</u>             |
| External investment pools                             | Not Rated   | 40,534,877            | 40,534,877            | -                    |
|                                                       |             | <u>\$ 361,575,680</u> | <u>\$ 297,566,600</u> | <u>\$ 64,009,080</u> |

**Interest Rate Risk** - As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority is limited to investing in municipal securities of Indiana issuers that have not defaulted within the previous 20 years and other securities with a stated maturity of not more than five years after the date of purchase or entry into a repurchase agreement, as defined by Indiana Code, Section 5-13-9-5.6. The Authority's investment policy for interest rate risk requires compliance with the provisions of Indiana statutes. The money market mutual funds and external investment pools are presented as an investment with a maturity of less than one year because they are redeemable in full immediately.

**Credit Risk** - Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The Authority's investment policy for credit risk requires compliance with the provisions of Indiana statutes, and Indiana Code Section 5-13-9-2.5 requires that the Authority only invest in money market mutual funds that are rated AAAm by Standard and Poor's or Aaa by Moody's Investors Service. Other securities, including municipal securities, may be rated lower than AAAm/Aaa or may be unrated. The Authority's investment policy restricts investments in unrated or below investment grade Indiana municipal securities to five percent of its total investment portfolio.

**Custodial Credit Risk** - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. At December 31, 2024 and 2023, the Authority's investments were not exposed to custodial credit risk. The Authority's investments in Indiana municipal securities and U.S. agency obligations are held by the pledging financial institution's trust department or agent in the Authority's name. Likewise, investments in repurchase agreements (which are secured by U.S. Government and U.S. Government agency obligations) are not subject to custodial credit risk as the underlying collateral was held in the Authority's name. The existence of the Authority's investment in money market mutual funds and external investment pools is not evidenced by securities that exist in physical or book entry form. The Authority's investment policy does not address how investment securities and securities underlying repurchase agreements are to be held.

**Concentration of Credit Risk** - The Authority places the following limits on the amount that may be invested in any one issuer: (1) no more than 50% of total investments with any one governmental agency; and (2) no more than 15% with any one Indiana municipal issuer. Additionally, the Authority places the following limits on concentration of investments: (1) no more than 50% of total investments in money market mutual funds or forward purchase agreements; (2) no more than 25% of Authority funds in certificates of deposit or investment pools; and (3) no more than 5% of total investments with municipal securities that are unrated or that are rated below investment grade.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

**Foreign Currency Risk** - This risk relates to adverse effects on the fair value of an investment from changes in exchange rates. The Authority's investment policy prohibits investments in foreign investments.

#### ***Summary of Carrying Values***

Cash, cash equivalents and investment securities included in the statement of net position are classified as follows:

|                                 | <b>2024</b>                  | <b>2023</b>                  |
|---------------------------------|------------------------------|------------------------------|
| Cash and cash equivalents       |                              |                              |
| Current - unrestricted          | \$ 78,847,654                | \$ 85,897,549                |
| Current - restricted            | 147,667,780                  | 246,005,330                  |
| Noncurrent - restricted         | 141,702,664                  | 124,503,274                  |
| Total cash and cash equivalents | <u>368,218,098</u>           | <u>456,406,153</u>           |
| Investment securities           |                              |                              |
| Noncurrent - unrestricted       | 32,057,413                   | 27,480,526                   |
| Noncurrent - restricted         | 62,758,677                   | 78,634,785                   |
| Total investment securities     | <u>94,816,090</u>            | <u>106,115,311</u>           |
|                                 | <u><u>\$ 463,034,188</u></u> | <u><u>\$ 562,521,464</u></u> |

The carrying value of deposits and investments are as follows:

|                | <b>2024</b>                  | <b>2023</b>                  |
|----------------|------------------------------|------------------------------|
| Carrying value |                              |                              |
| Deposits       | \$ 124,722,387               | \$ 200,945,784               |
| Investments    | <u>338,311,801</u>           | <u>361,575,680</u>           |
|                | <u><u>\$ 463,034,188</u></u> | <u><u>\$ 562,521,464</u></u> |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

Cash, cash equivalents and investment securities are as follows:

|                                                           | <u>2024</u>                  | <u>2023</u>                  |
|-----------------------------------------------------------|------------------------------|------------------------------|
| <b>Unrestricted</b>                                       |                              |                              |
| Airport System Fund                                       | \$ 92,992,251                | \$ 98,460,655                |
| Customer Facility Charge Fund                             | 17,902,116                   | 14,906,720                   |
| Other unrestricted funds                                  | 10,700                       | 10,700                       |
| Total unrestricted cash, cash equivalents and investments | <u>110,905,067</u>           | <u>113,378,075</u>           |
| <b>Restricted</b>                                         |                              |                              |
| Revenue Bond Interest and Principal Fund                  | 76,915,403                   | 68,597,778                   |
| Revenue Bond Reserve Fund                                 | 53,348,447                   | 57,198,489                   |
| Operation and Maintenance Reserve Fund                    | 20,666,732                   | 19,222,492                   |
| Renewal and Replacement Fund                              | 3,915,181                    | 3,707,379                    |
| Capital Improvement Fund                                  | 77,222,660                   | 73,645,987                   |
| Passenger Facility Charge Fund                            | 23,115,399                   | 20,715,914                   |
| Debt Service Coverage Fund                                | 21,420,147                   | 21,314,406                   |
| Construction Fund - 2023B Revenue Bonds                   | 63,525,813                   | 92,068,603                   |
| Construction Fund - 2022B Revenue Bonds                   | 8,751,735                    | 84,951,463                   |
| Construction Fund - 2019C Revenue Bonds                   | -                            | 346,964                      |
| Capitalized Interest Fund                                 | 2,558,376                    | 6,685,154                    |
| Customer deposits                                         | 689,228                      | 688,760                      |
| Total restricted cash, cash equivalents and investments   | <u>352,129,121</u>           | <u>449,143,389</u>           |
| Total cash, cash equivalents and investments              | <u><u>\$ 463,034,188</u></u> | <u><u>\$ 562,521,464</u></u> |

The above funds and accounts have been established in accordance with the Authority's General Ordinance No. 5-2014, the Consolidated and Restated Master Bond Ordinance (consolidating and restating all previously adopted Bond Ordinances, as amended), and further amended by various supplemental ordinances (collectively, the Ordinance). The Ordinance provides, among other things, that certain accounting procedures be followed, and certain funds be established to provide bond holders a degree of security against certain contingencies. Brief descriptions of these funds follow.

Deposits into the Airport System Fund are disbursed in accordance with the Authority's annual budget to provide for current operations and maintenance expenses. Such deposits are also used to replenish balances in other funds to their required levels under the Ordinance. Amounts in the Airport System Fund are pledged to secure the Authority Revenue Bonds, but all current operations and maintenance expenses of the Airport System are paid prior to debt service on the Authority Revenue Bonds.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

Assets included in the Revenue Bond Interest and Principal Funds and Revenue Bond Reserve Funds are used for the payment of bond principal, interest and redemption premiums, as well as any amounts due under Qualified Derivative Agreements (as defined under the Ordinance) entered into with regard to any of the Authority's Revenue Bonds. The Operation and Maintenance Reserve Fund must be maintained at a balance at least equal to one-sixth of the Authority's current operating budget as a reserve for payment of operation and maintenance expenses. Assets of the Renewal and Replacement Fund are used to pay extraordinary costs of replacing depreciable property and equipment and/or making extraordinary repairs, replacements, or renovations to the airport system. The Capital Improvement Fund can be used for any lawful airport system purpose, including payment for capital improvements and land acquisition. The revenue bond construction funds are designated for and can be drawn upon as eligible costs for specific projects are incurred. Finally, amounts in the Debt Service Coverage Fund are used for the purposes of establishing future coverage on outstanding Revenue Bonds.

Funds not used for these purposes are transferred into a Prepaid Airline Revenue Fund. Balances included in the Airport System Fund and Prepaid Airline Revenue Fund are classified in current unrestricted assets in the accompanying statement of net position.

The Authority has established a Customer Facility Charge Fund, which provides for a segregated account for receipt of CFC revenue. Such revenue is expended for reimbursement of capital and operating expenditures related to rental car operations on airport property, as well as to service debt associated with the financing of such capital projects. Balances in the CFC Fund are classified in current unrestricted assets in the accompanying statement of net position.

The Authority's Passenger Facility Charge Fund provides for the segregation of PFC receipts, as required by the FAA. Such revenues are to be expended only for allowable capital projects, or to repay debt (principal and interest) issued for allowable capital projects, under a Record of Decision granted by the FAA.

#### ***Investment Income***

Investment income for the year ended December 31, 2024 and 2023 consisted of:

|                                                | <u>2024</u>          | <u>2023</u>          |
|------------------------------------------------|----------------------|----------------------|
| Interest and dividends                         | \$ 22,527,612        | \$ 22,336,090        |
| Changes in valuation of investment derivatives | <u>-</u>             | <u>(694,375)</u>     |
| Investment income                              | <u>\$ 22,527,612</u> | <u>\$ 21,641,715</u> |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 4: Grants Receivable

Grants receivable from government agencies represent reimbursements due from/to the federal government and/or the State of Indiana for allowable costs incurred on federal and state award programs. Grants receivable at December 31, 2024 and 2023 consist of:

|                                      | <u>2024</u>          | <u>2023</u>          |
|--------------------------------------|----------------------|----------------------|
| State of Indiana                     | \$ 23,398            | \$ 55,295            |
| Federal Aviation Administration      | 37,043,609           | 24,188,982           |
| U.S. Department of Commerce          | 634,844              | 261,629              |
| U.S. Department of Homeland Security | -                    | 155,340              |
| Other                                | <u>4,322,509</u>     | <u>51,386</u>        |
|                                      | <u>\$ 42,024,360</u> | <u>\$ 24,712,632</u> |

The maximum amount of federal and state participation available for 2024 totaled \$236,286,793. At December 31, 2024, a cumulative total of \$140,091,738 has been received on these grant commitments.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 5: Capital Assets

A summary of changes in capital assets for the years ended December 31, 2024 and 2023 is as follows:

|                                              | 2024                 |                               |                               |                   |
|----------------------------------------------|----------------------|-------------------------------|-------------------------------|-------------------|
|                                              | Beginning<br>Balance | Transfers<br>and<br>Additions | Transfers<br>and<br>Disposals | Ending<br>Balance |
| Capital assets, not being depreciated:       |                      |                               |                               |                   |
| Land                                         | \$ 232,930,947       | \$ 6,438,705                  | \$ (2,807,335)                | \$ 236,562,317    |
| Construction in progress                     | 114,162,270          | 216,900,073                   | (251,783,672)                 | 79,278,671        |
| Total capital assets, not being depreciated  | 347,093,217          | 223,338,778                   | (254,591,007)                 | 315,840,988       |
| Capital assets, being depreciated:           |                      |                               |                               |                   |
| Buildings                                    | 1,953,959,443        | 55,638,254                    | (6,354,209)                   | 2,003,243,488     |
| Runways and other airport infrastructure     | 1,524,463,954        | 200,024,941                   | (6,847,552)                   | 1,717,641,343     |
| Equipment, furniture and fixtures and other  | 294,340,669          | 19,677,835                    | (198,935)                     | 313,819,569       |
| Subscription assets                          | 1,525,892            | 736,660                       | -                             | 2,262,552         |
| Total capital assets, being depreciated      | 3,774,289,958        | 276,077,690                   | (13,400,696)                  | 4,036,966,952     |
| Less accumulated depreciation for:           |                      |                               |                               |                   |
| Buildings                                    | (937,769,792)        | (57,090,409)                  | 6,354,209                     | (988,505,992)     |
| Runways and other airport infrastructure     | (756,565,704)        | (46,989,231)                  | 6,845,137                     | (796,709,798)     |
| Equipment, furniture and fixtures and other  | (226,689,498)        | (12,849,360)                  | 198,935                       | (239,339,923)     |
| Subscription assets                          | (701,133)            | (565,607)                     | -                             | (1,266,740)       |
| Total accumulated depreciation               | (1,921,726,127)      | (117,494,607)                 | 13,398,281                    | (2,025,822,453)   |
| Total capital assets, being depreciated, net | 1,852,563,831        | 158,583,083                   | (2,415)                       | 2,011,144,499     |
| Capital assets, net                          | \$ 2,199,657,048     | \$ 381,921,861                | \$ (254,593,422)              | \$ 2,326,985,487  |

|                                              | 2023                 |                               |                               |                   |
|----------------------------------------------|----------------------|-------------------------------|-------------------------------|-------------------|
|                                              | Beginning<br>Balance | Transfers<br>and<br>Additions | Transfers<br>and<br>Disposals | Ending<br>Balance |
| Capital assets, not being depreciated:       |                      |                               |                               |                   |
| Land                                         | \$ 225,165,436       | \$ 10,567,754                 | \$ (2,802,243)                | \$ 232,930,947    |
| Construction in progress                     | 56,738,094           | 224,698,126                   | (167,273,950)                 | 114,162,270       |
| Total capital assets, not being depreciated  | 281,903,530          | 235,265,880                   | (170,076,193)                 | 347,093,217       |
| Capital assets, being depreciated:           |                      |                               |                               |                   |
| Buildings                                    | 1,918,099,748        | 35,874,440                    | (14,745)                      | 1,953,959,443     |
| Runways and other airport infrastructure     | 1,389,330,103        | 145,699,965                   | (10,566,114)                  | 1,524,463,954     |
| Equipment, furniture and fixtures and other  | 275,822,581          | 20,945,141                    | (2,427,053)                   | 294,340,669       |
| Subscription assets                          | 1,525,892            | -                             | -                             | 1,525,892         |
| Total capital assets, being depreciated      | 3,584,778,324        | 202,519,546                   | (13,007,912)                  | 3,774,289,958     |
| Less accumulated depreciation for:           |                      |                               |                               |                   |
| Buildings                                    | (881,437,057)        | (56,332,735)                  | -                             | (937,769,792)     |
| Runways and other airport infrastructure     | (720,410,123)        | (46,714,479)                  | 10,558,898                    | (756,565,704)     |
| Equipment, furniture and fixtures and other  | (218,903,480)        | (10,211,985)                  | 2,425,967                     | (226,689,498)     |
| Subscription assets                          | (215,611)            | (485,522)                     | -                             | (701,133)         |
| Total accumulated depreciation               | (1,820,966,271)      | (113,744,721)                 | 12,984,865                    | (1,921,726,127)   |
| Total capital assets, being depreciated, net | 1,763,812,053        | 88,774,825                    | (23,047)                      | 1,852,563,831     |
| Capital assets, net                          | \$ 2,045,715,583     | \$ 324,040,705                | \$ (170,099,240)              | \$ 2,199,657,048  |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 6: Leases Receivable

The Authority leases a portion of its property to various third parties who use the space to conduct their operations on the Authority grounds, the terms of which expire 2025 through 2084. Payments for most of the leases increase at period intervals by the Consumer Price Index (Index), with is based upon the Index at lease commencement. In addition, the Authority has some leases with rental car companies and concessionaires that have a portion of their rent based on the higher of a percentage of receipts for the year or a minimum annual guarantee. The Authority bases the payments for these leases on the required minimum annual guarantee. The Authority leases certain equipment and property to third parties that conduct operations at airport owned facilities where lease payments are based on usage. The usage-based payments are not included in the measurement of the lease receivable because they are not fixed in substance.

Revenue recognized under lease contracts during the years ended December 31, 2024 and 2023, was \$37.7 million and \$44.7 million, respectively, which includes both lease revenue and interest. The Authority recognized lease revenue of \$11.9 million and \$9.8 million, for the years ended December 31, 2024 and 2023, respectively, for variable payments not previously included in the measurement of the lease receivable.

The following is a schedule by year of minimum payments to be received under the Authority leases that are included in the measurement of the lease receivable as of December 31, 2024:

|             | 2024                  |                       |                       |
|-------------|-----------------------|-----------------------|-----------------------|
|             | Principal             | Interest              | Total                 |
| 2025        | \$ 27,836,343         | \$ 8,962,402          | \$ 36,798,745         |
| 2026        | 27,464,770            | 8,454,928             | 35,919,698            |
| 2027        | 25,384,849            | 7,866,854             | 33,251,703            |
| 2028        | 22,516,330            | 7,298,115             | 29,814,445            |
| 2029        | 19,662,495            | 6,768,105             | 26,430,600            |
| 2030 - 2034 | 45,659,119            | 29,083,885            | 74,743,004            |
| 2035 - 2039 | 30,644,538            | 22,964,803            | 53,609,341            |
| 2040 - 2044 | 26,084,521            | 16,864,630            | 42,949,151            |
| 2045 - 2049 | 10,366,168            | 13,461,182            | 23,827,350            |
| 2050 - 2054 | 12,370,813            | 11,398,354            | 23,769,167            |
| 2055 - 2059 | 12,665,633            | 9,140,337             | 21,805,970            |
| 2060 - 2064 | 13,536,830            | 6,729,328             | 20,266,158            |
| 2065 - 2069 | 15,380,037            | 4,205,512             | 19,585,549            |
| 2070 - 2074 | 14,497,556            | 1,282,366             | 15,779,922            |
| 2075 - 2079 | 229,505               | 149,515               | 379,020               |
| 2080 - 2084 | 741,357               | 52,769                | 794,126               |
|             | <u>\$ 305,040,864</u> | <u>\$ 154,683,085</u> | <u>\$ 459,723,949</u> |



# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 7: Regulated Leases

The Authority leases a portion of its property to air carriers and other aeronautical users, whose leases meet the definition of a regulated lease as defined in GASB Statement No.87, and therefore, are only subject to the disclosure requirements. The terms of the regulated leases expire at December 31, 2026. The Authority leases certain equipment and property to air carriers and other aeronautical users where lease payments are based on usage. The usage-based payments are not included in the future minimum payments below because they are not fixed in substance. Most of these leases allow the lessee the preferential use of the premises, however, aircraft and vehicles may traverse the space and the Authority has the right to grant third party privileges at their discretion. The portion of total rentable space that is preferential as of December 31, 2024 for the terminal is 17.9% and 51.8% for the apron and remote overnight parking areas. The portion of total rentable space that is preferential as of December 31, 2023 for the terminal is 20.3% and 51.8% for the apron and remote overnight parking areas.

The Authority recognized lease revenue of \$40.7 and \$26.6 million, respectively, for the years ended December 31, 2024 and 2023, for variable payments relating to signatory landing fees not previously included in the future minimum payments.

The following is a schedule by year of expected future minimum payments to be received under the Authority's regulated leases as of December 31, 2024:

|      | <b>Total Future<br/>Payments</b> |
|------|----------------------------------|
| 2025 | \$ 41,687,440                    |
| 2026 | 41,626,827                       |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 8: Bonds Payable and Other Debt

Bonds and other debt outstanding at December 31, 2024 and 2023 consist of:

|                                                                                                                                                                                                            | <u>2024</u>      | <u>2023</u>       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------|
| Refunding Revenue Bonds, Series 2023A (AMT)                                                                                                                                                                |                  |                   |
| Serial bonds, maturing January 1, 2025 to January 1, 2037, in payments from \$390,000 to \$15,005,000. Interest at 3.83%, due semiannually on January 1 and July 1.                                        | \$ 93,495,000    | \$ 93,700,000     |
| Revenue Bonds, Series 2023B-1 (Non-AMT)                                                                                                                                                                    |                  |                   |
| Serial bonds, maturing January 1, 2026 to January 1, 2043, in payments from \$1,165,000 to \$2,665,000. Interest at 5.00%, due semiannually on January 1 and July 1.                                       | 32,730,000       | 32,730,000        |
| Term bonds, maturing January 1, 2048 and January 1, 2053, in payments of \$15,465,000 and \$19,735,000, respectively. Interest at 5% due semiannually on January 1 and July 1.                             | 35,200,000       | 35,200,000        |
| Unamortized premium                                                                                                                                                                                        | <u>5,997,044</u> | <u>6,338,030</u>  |
|                                                                                                                                                                                                            | 73,927,044       | 74,268,030        |
| Revenue Bonds, Series 2023B-2 (AMT)                                                                                                                                                                        |                  |                   |
| Serial bonds, maturing January 1, 2025 to January 1, 2043, in payments from \$900,000 to \$16,660,000. Interest at 5.00% to 5.25%, due semiannually on January 1 and July 1.                               | 133,130,000      | 133,130,000       |
| Term bonds, maturing January 1, 2048 and January 1, 2053, in payments of \$2,030,000 and \$2,625,000, respectively. Interest at 5.25% due semiannually on January 1 and July 1.                            | 4,655,000        | 4,655,000         |
| Unamortized premium                                                                                                                                                                                        | <u>9,161,485</u> | <u>10,733,684</u> |
|                                                                                                                                                                                                            | 146,946,485      | 148,518,684       |
| Revenue Bonds, Series 2022A (AMT)                                                                                                                                                                          |                  |                   |
| Serial bonds, maturing January 1, 2025 to January 1, 2033, in payments from \$625,000 to \$17,475,000. Interest at 2.79%, due semiannually on January 1 and July 1.                                        | 69,205,000       | 69,755,000        |
| Revenue Bonds, Series 2022B-1 (Non-AMT)                                                                                                                                                                    |                  |                   |
| Serial bonds, maturing January 1, 2028 to January 1, 2043, payments from \$1,375,000 to \$4,290,000. Interest at 5.00% and 5.25%, due semiannually on January and July 1.                                  | 43,460,000       | 43,460,000        |
| Term bonds, maturing January 1, 2048 and January 1, 2053, in payments of \$16,850,000 and \$21,640,000, respectively. Interest at 5.25% and 5.00%, respectively, due semiannually on January 1 and July 1. | 38,490,000       | 38,490,000        |
| Unamortized premium                                                                                                                                                                                        | <u>6,370,839</u> | <u>6,730,470</u>  |
|                                                                                                                                                                                                            | 88,320,839       | 88,680,470        |
| Revenue Bonds, Series 2022B-2 (AMT)                                                                                                                                                                        |                  |                   |
| Serial bonds, maturing January 1, 2025 to January 1, 2043, payments from \$85,000 to \$7,030,000. Interest at 5.00% and 5.25%, due semiannually on January and July 1.                                     | 64,495,000       | 64,495,000        |
| Term bonds, maturing January 1, 2048 and January 1, 2053, in payments of \$1,210,000 and \$1,540,000, respectively. Interest at 5.00%, due semiannually on January 1 and July 1.                           | 2,750,000        | 2,750,000         |
| Unamortized premium                                                                                                                                                                                        | <u>3,976,224</u> | <u>4,309,580</u>  |
|                                                                                                                                                                                                            | 71,221,224       | 71,554,580        |
| Revenue Bonds, Series 2022B-3 (Taxable)                                                                                                                                                                    |                  |                   |
| Serial bonds, maturing January 1, 2025 to January 1, 2032, payments from \$2,710,000 to \$3,745,000. Interest from, 4.90% to 5.18%, due semiannually on January and July 1.                                | 25,445,000       | 25,445,000        |
| Revenue Bonds, Series 2019A (Non-AMT)                                                                                                                                                                      |                  |                   |
| Serial bonds, maturing January 1, 2025 to January 1, 2054, in payments from \$605,000 to \$1,340,000. Interest at 2.8%, due semiannually on January 1 and July 1.                                          | 27,745,000       | 28,330,000        |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

| (Continued)                                                                                                                                                                                                        | <u>2024</u>           | <u>2023</u>             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------|
| Revenue Bonds, Series 2019B (AMT)                                                                                                                                                                                  |                       |                         |
| Serial bonds, maturing January 1, 2025 to January 1, 2035, payments from \$320,000 to \$24,450,000. Interest at 5.0%, due semiannually on January and July 1.                                                      | \$ 110,045,000        | \$ 128,375,000          |
| Unamortized premium                                                                                                                                                                                                | 7,819,703             | 11,441,646              |
|                                                                                                                                                                                                                    | <u>117,864,703</u>    | <u>139,816,646</u>      |
| Revenue Bonds, Series 2019C-1 (Non-AMT)                                                                                                                                                                            |                       |                         |
| Term bonds, maturing January 1, 2044 and January 1, 2050, in payments from \$18,365,000 to \$33,230,000, respectively. Interest at 5.00% and 4.00%, respectively, due semiannually on January 1 and July 1.        | 51,595,000            | 51,595,000              |
| Unamortized premium                                                                                                                                                                                                | 6,052,827             | 6,347,857               |
|                                                                                                                                                                                                                    | <u>57,647,827</u>     | <u>57,942,857</u>       |
| Revenue Bonds, Series 2019C-2 (Non-AMT)                                                                                                                                                                            |                       |                         |
| Serial bonds, maturing January 1, 2025 to January 1, 2037, in payments from \$755,000 to \$1,355,000. Interest at 5.00%, due semiannually on January 1 and July 1.                                                 | 13,380,000            | 14,100,000              |
| Unamortized premium                                                                                                                                                                                                | 1,936,736             | 2,226,629               |
|                                                                                                                                                                                                                    | <u>15,316,736</u>     | <u>16,326,629</u>       |
| Revenue Bonds, Series 2019D (Non-AMT)                                                                                                                                                                              |                       |                         |
| Serial bonds, maturing January 1, 2025 to January 1, 2040, in payments from \$1,000 to \$3,411,300. Interest at 2.62%, due semiannually on January 1 and July 1.                                                   | 33,087,443            | 35,653,985              |
| Revenue Bonds, Series 2016A-1 (AMT)                                                                                                                                                                                |                       |                         |
| Serial bonds, maturing January 1, 2025 to January 1, 2035, in payments from \$2,145,000 to \$18,475,000. Interest at 4.00% to 5.00%, due semiannually on January 1 and July 1.                                     | 45,045,000            | 47,820,000              |
| Unamortized premium                                                                                                                                                                                                | 5,030,998             | 5,824,752               |
|                                                                                                                                                                                                                    | <u>50,075,998</u>     | <u>53,644,752</u>       |
| Revenue Bonds, Series 2016A-2 (Taxable)                                                                                                                                                                            |                       |                         |
| Term bonds, maturing January 1, 2027 and January 1, 2036, in payments from \$280,000 to \$3,135,000, respectively. Interest is fixed at 3.195% and 3.894%, respectively, due semiannually on January 1 and July 1. | 3,415,000             | 3,500,000               |
| Revenue Bonds, Series 2015A (AMT)                                                                                                                                                                                  |                       |                         |
| Serial bonds, maturing January 1, 2025 to January 1, 2033, in payments from \$16,215,000 to \$19,875,000. Interest at 4.00% to 5.00%, due semiannually on January 1 and July 1.                                    | 159,680,000           | 171,920,000             |
| Unamortized premium                                                                                                                                                                                                | 5,974,204             | 7,395,036               |
|                                                                                                                                                                                                                    | <u>165,654,204</u>    | <u>179,315,036</u>      |
| Revenue Bonds, Series 2014A (AMT)                                                                                                                                                                                  |                       |                         |
| Serial bonds, matured January 1, 2024. Interest was at 5.00%, due semiannually on January 1 and July 1.                                                                                                            | -                     | 11,070,000              |
| Total revenue bonds                                                                                                                                                                                                | 1,039,367,503         | 1,097,521,669           |
| Current portion                                                                                                                                                                                                    | <u>(54,018,785)</u>   | <u>(49,126,542)</u>     |
| Long-term portion                                                                                                                                                                                                  | <u>\$ 985,348,718</u> | <u>\$ 1,048,395,127</u> |

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

#### ***Revenue Bonds***

Portions of the Authority's Series 2015A, 2016A-1, 2016A-2, 2019B, 2019C-1, 2019C-2, 2022B-1, 2022B-2, 2022B-3, 2023B-1, and 2023B-2 Revenue Bonds are subject to optional redemption by the Authority at various dates in the future. Portions of the Authority's Series 2019A and 2019D Revenue Bonds, with consent from the Indiana Finance Authority, are subject to optional redemption by the Authority at various dates in the future. The 2022A and 2023A Revenue Bonds are subject to optional redemption by the Authority upon notification to the bondholders.

The Series 2016A-2 Refunding Revenue Bonds, maturing January 1, 2027 (the 2027 Term Bonds), and January 1, 2036 (the 2036 Term Bonds), are subject to redemption from mandatory sinking fund payments during 2025 to 2027 and 2035 to 2036, respectively.

The Authority's 2019C-1 Revenue Bonds, maturing January 1, 2044 (the 2044 Term Bonds), and January 1, 2050 (the 2050 Term Bonds), are subject to redemption from mandatory sinking fund payments during 2040 to 2044 and 2045 to 2050, respectively.

The Authority's 2022A Revenue Bonds maturing January 1, 2033 (the 2033 Term Bonds), are subject to redemption from mandatory sinking fund payments during 2025 to 2033.

The Authority's 2022B-1 Revenue Bonds, maturing January 1, 2048 (the 2048 Term Bonds), and January 1, 2053 (the 2053 Term Bonds), are subject to redemption from mandatory sinking fund payments during 2044 to 2048 and 2049 to 2053, respectively.

The Authority's 2022B-2 Revenue Bonds, maturing January 1, 2048 (the 2048 Term Bonds), and January 1, 2053 (the 2053 Term Bonds), are subject to redemption from mandatory sinking fund payments during 2044 to 2048 and 2049 to 2053, respectively.

The Authority's 2023A Revenue Bonds, maturing January 1, 2037 (the 2037 Term Bonds) are subject to redemption from mandatory sinking fund payments during 2025 to 2037.

The Authority's 2023B-1 Revenue Bonds, maturing January 1, 2048 (the 2048 Term Bonds), and January 1, 2053 (the 2053 Term Bonds), are subject to redemption from mandatory sinking fund payments during 2044 to 2048 and 2049 to 2053, respectively.

The Authority's 2023B-2 Revenue Bonds, maturing January 1, 2048 (the 2048 Term Bonds), and January 1, 2053 (the 2053 Term Bonds), are subject to redemption from mandatory sinking fund payments during 2044 to 2048 and 2049 to 2053, respectively.

#### ***2023A Revenue Bonds***

In June 2023, the Authority issued the 2023A Refunding Revenue Bonds in the amount of \$93,700,000. The proceeds from the 2023A Revenue Bonds were used to refund the Series 2010C-3, 2010C-4, and 2010C-5 Revenue Bonds and terminate the associated interest rate swaps. The costs of issuance were paid with Authority funds. The net present value loss resulting from this refunding was \$4,242,090, and the aggregate increase in the required debt service between the portion of the refunded 2010C Bonds and the 2023A Bonds was \$6,805,962. There are certain events which could result in a higher interest rate and/or an acceleration of amounts due on the 2023A Revenue Bonds. These events are described in the Continuing Covenant Agreement filed on the Municipal Securities Rulemaking Board's ("MSRB") Electronic Municipal Market Access ("EMMA") site at the ILPIBB's issuer homepage or using the following links: <https://emma.msrb.org/P21750245.pdf>

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### 2023B Revenue Bonds

In December 2023, the Authority issued the 2023B-1 (\$67,930,000; tax-exempt, Non-AMT) and 2023B-2 (\$137,785,000, tax-exempt, AMT) in an original amount totaling \$205,715,000 with an original issue premium of \$17,124,858. The 2023B Revenue Bonds were issued for the principal purpose of providing funds, together with other funds of the Authority, to refund \$126,035,000 of the outstanding balance of the 2014A Revenue Bonds, a portion of certain capital projects at the Authority, and capitalized interest on all or a portion of the 2023B Authority Bonds. The net present value savings resulting from the refunding of the 2014A Revenue Bonds were \$8,303,488, and the aggregate difference in the required debt service between the 2014A Bonds and their portion of the 2023B Bonds is \$10,240,007. The capital projects funded with the new money portion of the 2023B Revenue Bonds include, but are not limited to, reconstructing runway 5R-23L and Taxiway D with LED lighting, rehabilitation of public parking lots pavement, constructing terminal back-up water connections, and constructing terminal energy resilience. Proceeds from the 2023B Revenue Bonds were also used to fund all or a portion of interest on the 2023B Revenue Bonds through the in-service date on each particular portion of the 2023B project and pay costs of issuance related to the 2023B Revenue Bonds. The proceeds were deposited in project funds and capitalized interest funds to be drawn upon as eligible costs were incurred. As of December 31, 2024, \$41,079,590 and \$22,451,347 remained in the 2023B-1 and 2023B-2 project funds, respectively; and \$1,832,619 and \$580,197 remained in the 2023B-1 and 2023B-2 capitalized interest funds, respectively.

#### 2010C Revenue Bonds

In December 2010, the Authority issued the Indianapolis Airport Authority Airport Revenue Bonds, Series 2010C (2010C Revenue Bonds) in an original amount totaling \$350,000,000. The 2010C Revenue Bonds were issued in five subseries (2010C-1 through 2010C-5) with final maturities ranging from January 1, 2033 through January 1, 2037. The Series 2010C Revenue Bonds were sold to the Indianapolis Local Public Improvement Bond Bank (the "ILPIBB") and directly purchased by banks (by subseries), subject to Continuing Covenant Agreements, as the ILPIBB Revenue Bonds, Series 2010L, and were secured by a Trust Indenture and Ordinances which established a security interest in net revenues of the airport system. In August 2022, the proceeds from the 2022A Revenue Bonds were used to refund the 2010C-1 and 2010C-2 Revenue Bonds and the associated swaps were terminated. In June 2023, the proceeds from the 2023A Revenue Bonds were used to refund the 2010C-3, 2010C-4, and 2010C-5 Revenue Bonds and the associated swaps were terminated.

#### Directly Placed Debt

As of December 31, 2024 and 2023, the Authority held directly placed debt as detailed below:

|                                    | 2022A                 | 2023A                 |
|------------------------------------|-----------------------|-----------------------|
| Par Outstanding at 12/31/2024      | \$ 69,205,000         | \$ 93,495,000         |
| Par Outstanding at 12/31/2023      | 69,755,000            | 93,700,000            |
| Lien                               | Senior                | Senior                |
| Final Maturity                     | 1/1/2033              | 1/1/2037              |
| End of Bank Term                   | n/a                   | n/a                   |
| Bank                               | Bank of America, N.A. | Bank of America, N.A. |
| Index / Interest Rate              | 2.79%                 | 3.83%                 |
| Maximum rate increase upon default | 10%                   | 10%                   |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### ***The Master Bond Ordinance***

The Authority's Revenue Bonds are secured under the Master Bond Ordinance by a pledge of net revenues of the Airport System and on parity with each other, except with respect to their Revenue Bond Reserve Funds.

Pursuant to its Master Bond Ordinance, the Authority has adopted resolutions beginning in 2003 and 2006 irrevocably dedicating revenues from passenger facility charges and customer facility charges (the Dedicated Revenues), respectively, to be used exclusively to pay debt service on the Authority's Revenue Bonds. The irrevocable dedication of passenger facility charges revenue in 2024 and 2023, was \$19.0 million. The customer facility charge revenue dedication was \$6.5 million and \$4.0 for 2024 and 2023, respectively.

In accordance with the Rate Covenant contained in the Master Bond Ordinance, rates and fees charged by the Authority for the use of its facilities must be sufficient to provide annual net revenues when combined with moneys in the coverage fund to equal the larger of: (a) all amounts required to be deposited to the credit of the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund; or (b) an amount not less than 125% of the Debt Service Requirement for all Revenue Bonds. For the purpose of complying with the Rate Covenant, the Authority includes within net revenues in any fiscal year amounts transferred from the Prepaid Airline Fund and amounts on deposit in the Debt Service Coverage Fund pursuant to the Master Bond Ordinance and excludes from interest due on Authority Revenue Bonds any interest paid from bond proceeds. The Authority can also exclude debt service to be paid from dedicated revenues from its Rate Covenant calculation.

#### ***Debt Service Requirements***

Debt service requirements to maturity for all debt of the Authority, excluding any unamortized discount or premium and its capital lease agreements, are as follows at December 31, 2024:

| Years Ending<br>December 31 | Revenue Bonds         |                       | Total                   |
|-----------------------------|-----------------------|-----------------------|-------------------------|
|                             | Principal             | Interest              |                         |
| 2025                        | \$ 54,018,785         | \$ 43,525,701         | \$ 97,544,486           |
| 2026                        | 58,887,790            | 40,884,119            | 99,771,909              |
| 2027                        | 62,643,604            | 37,947,671            | 100,591,275             |
| 2028                        | 65,866,272            | 34,837,341            | 100,703,613             |
| 2029                        | 66,051,000            | 31,607,389            | 97,658,389              |
| 2030 - 2034                 | 341,169,975           | 111,721,330           | 452,891,305             |
| 2035 - 2039                 | 139,023,717           | 58,303,601            | 197,327,318             |
| 2040 - 2044                 | 79,596,300            | 36,145,841            | 115,742,141             |
| 2045 - 2049                 | 70,045,000            | 19,598,406            | 89,643,406              |
| 2050 - 2054                 | 49,745,000            | 4,431,300             | 54,176,300              |
|                             | <u>\$ 987,047,443</u> | <u>\$ 419,002,699</u> | <u>\$ 1,406,050,142</u> |

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

The following is a summary of long-term obligation transactions for the Authority for the years ended December 31, 2024 and 2023:

|                             | 2024                    |                       |                         |                         |                      |
|-----------------------------|-------------------------|-----------------------|-------------------------|-------------------------|----------------------|
|                             | Beginning Balance       | Additions             | Deductions              | Ending Balance          | Current Portion      |
| Long-term obligations       |                         |                       |                         |                         |                      |
| Revenue bonds payable       | \$ 1,036,173,985        | \$ -                  | \$ (49,126,542)         | \$ 987,047,443          | \$ 54,018,785        |
| Bond premium                | 61,347,684              | -                     | (9,027,624)             | 52,320,060              | -                    |
| Total revenue bonds payable | 1,097,521,669           | -                     | (58,154,166)            | 1,039,367,503           | 54,018,785           |
| Subscription liabilities    | 592,405                 | 736,660               | (657,980)               | 671,085                 | 217,703              |
| Total long-term obligations | <u>\$ 1,098,114,074</u> | <u>\$ 736,660</u>     | <u>\$ (58,812,146)</u>  | <u>\$ 1,040,038,588</u> | <u>\$ 54,236,488</u> |
|                             |                         |                       |                         |                         |                      |
|                             | 2023                    |                       |                         |                         |                      |
|                             | Beginning Balance       | Additions             | Deductions              | Ending Balance          | Current Portion      |
| Long-term obligations       |                         |                       |                         |                         |                      |
| Revenue bonds payable       | \$ 985,755,000          | \$ 299,415,000        | \$ (248,996,015)        | \$ 1,036,173,985        | \$ 49,126,542        |
| Bond premium                | 60,082,056              | 17,124,858            | (15,859,230)            | 61,347,684              | -                    |
| Total revenue bonds payable | 1,045,837,056           | 316,539,858           | (264,855,245)           | 1,097,521,669           | 49,126,542           |
| Subscription liabilities    | 1,088,841               | -                     | (496,436)               | 592,405                 | 518,218              |
| Total long-term obligations | <u>\$ 1,046,925,897</u> | <u>\$ 316,539,858</u> | <u>\$ (265,351,681)</u> | <u>\$ 1,098,114,074</u> | <u>\$ 49,644,760</u> |

### Interest Expense

Interest expense is comprised of the following components at December 31, 2024 and 2023:

|                                               | 2024                 | 2023                 |
|-----------------------------------------------|----------------------|----------------------|
| Interest expense on long-term debt            | \$ 45,398,213        | \$ 43,793,784        |
| Amortization of bond premiums/discounts       | (9,027,622)          | (9,029,166)          |
| Amortization of deferred losses on refundings | 1,282,287            | 2,590,703            |
| Bond issuance costs                           | 711,177              | 1,596,899            |
| Changes in bond arbitrage rebates             | 3,002,646            | 865,161              |
| Total interest expense                        | <u>\$ 41,366,701</u> | <u>\$ 39,817,381</u> |

### Note 9: Special Facility Revenue Bonds

To provide for the construction of the Indianapolis Maintenance Center (IMC) (formerly leased to United Air Lines, Inc.), the Authority issued special facility revenue bonds (conduit debt obligations). These bonds are special limited obligations of the Authority, payable solely from and secured by a pledge of lease rentals to be received by the Authority. The bonds do not constitute a debt or pledge of the faith and credit of the Authority, the County, the City or the State and are, therefore, not reported in the accompanying financial statements. At December 31, 2024 and 2023, the Special Facility Revenue Bonds, Series 1995 (Indianapolis Maintenance Center), outstanding were \$165,988,327.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 10: Derivative Financial Instruments

##### ***Forward Delivery Purchase Agreements - Hedging Derivative Instruments***

The Authority has entered into three forward delivery purchase agreements (the Forward Delivery Agreements). The Forward Delivery Agreements require the counterparties to deposit securities in the Authority's debt service reserve trust accounts and provides the Authority a guaranteed rate of return. The securities that are deposited into the debt service reserve trust accounts are required to mature prior to scheduled debt service payment dates on the bonds that are secured by the respective debt service reserve funds.

Eligible securities include (a) discount notes issued by a federal agency; and (b) securities backed by the full faith and credit of the United States Treasury or fully guaranteed by the United States of America, and issued by any of the following:

- the United States Treasury
- a federal agency
- a federal instrumentality
- a federal government-sponsored enterprise

##### ***Objective of the Forward Delivery Agreements -***

The Forward Delivery Agreements allow the Authority to earn a guaranteed fixed rate of return over the life of the agreement. These Agreements are utilized by the Authority to earn a rate of return in excess of a rate that would otherwise be feasible by investing in securities with a shorter term.

***Terms*** - The general terms of each agreement are set forth in the table below:

| Debt Service Fund | Date of Agreement | Termination Date  | Scheduled Reserve Amount | Guaranteed Rate | Fair Value at December 31, 2024 | Fair Value at December 31, 2023 |
|-------------------|-------------------|-------------------|--------------------------|-----------------|---------------------------------|---------------------------------|
| Series 2023B-2    | December 1, 2004  | December 30, 2033 | \$ 13,147,000            | 4.962%          | \$ 106,277                      | \$ 256,640                      |
| Series 2015A      | December 28, 2005 | December 31, 2032 | 15,000,000               | 4.820%          | (127,575)                       | 119,127                         |
| Series 2016A      | August 1, 2006    | January 1, 2036   | 17,321,400               | 5.311%          | 667,344                         | 888,724                         |
|                   |                   |                   |                          |                 | <u>\$ 646,046</u>               | <u>\$ 1,264,491</u>             |

***Fair Value*** - The fair values of the Forward Delivery Agreements are based on the value of the future discounted cash flows expected to be received over the life of the agreement relative to an estimate of discounted cash flows that could be received over the same term based on current market conditions. The fair values of the Forward Delivery Agreements are classified as a noncurrent asset on the statement of net position as of December 31, 2024 and 2023. As the Forward Delivery Agreements are effective hedging instruments, the changes in fair value of the Forward Delivery Agreements of (\$618,445) and (\$2,639,582) and for the years ended December 31, 2024 and 2023, respectively, are shown as an adjustment to the carrying amount of the related deferred inflows of resources on the statement of net position.



# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

**Credit Risk** - Credit risk is the risk that a counterparty will not fulfill its obligations. Under the terms of the Forward Delivery Agreements, the Authority is either holding cash or an approved security within the debt service reserve funds. None of the principal amount of an investment under the Forward Delivery Agreements is at risk to the credit of the counterparty. Should the counterparty default, the Authority's maximum exposure is the positive termination value, if any, related to these agreements.

**Interest Rate Risk** - Interest rate risk is the risk that changes in interest rates will adversely affect the fair values of the Authority's financial instruments or cash flows. The fair value of the Forward Delivery Agreements is expected to fluctuate over the life of the agreements in response to changes in interest rates. The Authority does not have a formally adopted policy related to interest rate risk on the Forward Delivery Agreements.

**Termination Risk** - The Authority or the counterparties may terminate the Forward Delivery Agreements if the other party fails to perform under the terms of the contract. In addition, the Authority has an unrestricted option to terminate the Forward Delivery Agreements. If the Forward Delivery Agreements have a negative fair value at the time of termination, the Authority would be liable to the counterparty for a payment equivalent to the fair value of the instrument at the time of termination.

#### Note 11: Net Investment in Capital Assets

The Authority's net investment in capital assets is comprised of the following components at December 31, 2024 and 2023:

|                                                                  | <u>2024</u>             | <u>2023</u>             |
|------------------------------------------------------------------|-------------------------|-------------------------|
| Capital and subscription assets, net of accumulated depreciation | \$ 2,326,985,487        | \$ 2,199,657,048        |
| Long-term debt                                                   | (1,040,038,588)         | (1,098,114,074)         |
| Other reconciling items                                          |                         |                         |
| Restricted accounts payable related to capital assets            | (56,176,811)            | (44,685,897)            |
| Deferred loss on refunding of debt                               | 3,922,877               | 5,205,165               |
| Unspent bond proceeds - construction and State revolving fund    | 72,277,548              | 177,020,066             |
| Revenue bond reserve fund financed by bond proceeds              | 53,348,447              | 57,198,489              |
|                                                                  | <u>\$ 1,360,318,960</u> | <u>\$ 1,296,280,797</u> |
| Net investment in capital assets                                 | <u>\$ 1,360,318,960</u> | <u>\$ 1,296,280,797</u> |

The Authority revised its calculation of the net investment in capital assets during 2024. With this change, the 2023 net investment in capital assets was revised by increasing the prior year total by approximately \$603,000 with a corresponding increase to restricted net position.

# Indianapolis Airport Authority

## Notes to Financial Statements

### December 31, 2024 and 2023

#### Note 12: Disclosures About Fair Value of Assets and Liabilities

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs. There is a hierarchy of three levels of inputs that may be used to measure fair value:

- Level 1** Quoted prices in active markets for identical assets or liabilities
- Level 2** Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities
- Level 3** Unobservable inputs supported by little or no market activity and are significant to the fair value of the assets or liabilities

#### Recurring Measurements

The following table presents the fair value measurements of assets and liabilities recognized in the accompanying statements of net position measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at December 31, 2024 and 2023:

|                                                 |    | Fair Value Measurements Using |                                                                |                                               |                                           |
|-------------------------------------------------|----|-------------------------------|----------------------------------------------------------------|-----------------------------------------------|-------------------------------------------|
|                                                 |    | Fair Value                    | Quoted Prices in Active Markets for Identical Assets (Level 1) | Significant Other Observable Inputs (Level 2) | Significant Unobservable Inputs (Level 3) |
| <b>December 31, 2024</b>                        |    |                               |                                                                |                                               |                                           |
| Investments                                     |    |                               |                                                                |                                               |                                           |
| U.S. Treasury Security Bills                    | \$ | 126,384,062                   | \$                                                             | 126,384,062                                   | \$ -                                      |
| U.S. Government-sponsored enterprise securities |    |                               |                                                                |                                               |                                           |
| Federal Home Loan Mortgage Corporation          |    | 2,671,240                     | -                                                              | 2,671,240                                     | -                                         |
| Indiana municipal securities                    |    | 6,374,854                     | -                                                              | 6,374,854                                     | -                                         |
| External investment pools                       |    | 87,957,456                    | -                                                              | 87,957,456                                    | -                                         |
| Derivative Financial Instruments                |    |                               |                                                                |                                               |                                           |
| Forward delivery purchase agreements            |    | 646,046                       | -                                                              | -                                             | 646,046                                   |
| <b>December 31, 2023</b>                        |    |                               |                                                                |                                               |                                           |
| Investments                                     |    |                               |                                                                |                                               |                                           |
| U.S. Treasury Security Bills                    | \$ | 106,578,171                   | \$                                                             | 106,578,171                                   | \$ -                                      |
| U.S. Government-sponsored enterprise securities |    |                               |                                                                |                                               |                                           |
| Federal Home Loan Mortgage Corporation          |    | 24,420,660                    | -                                                              | 24,420,660                                    | -                                         |
| Indiana municipal securities                    |    | 9,050,077                     | -                                                              | 9,050,077                                     | -                                         |
| External investment pools                       |    | 40,534,877                    | -                                                              | 40,534,877                                    | -                                         |
| Derivative Financial Instruments                |    |                               |                                                                |                                               |                                           |
| Forward delivery purchase agreements            |    | 1,264,491                     | -                                                              | -                                             | 1,264,491                                 |

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

Following is a description of the valuation methodologies and inputs used for assets and liabilities measured at fair value on a recurring basis and recognized in the accompanying statement of net position, as well as the general classification of such assets and liabilities pursuant to the valuation hierarchy. There have been no significant changes in the valuation techniques during the year ended December 31, 2024.

#### ***Investments***

Where quoted market prices are available in an active market, securities are classified within Level 1 of the valuation hierarchy. If quoted market prices are not available, then fair values are estimated by using quoted prices of securities with similar characteristics or independent asset pricing services and pricing models, the inputs of which are market-based or independently sourced market parameters, including, but not limited to, yield curves, interest rates, volatilities, prepayments, defaults, cumulative loss projections and cash flows. Such securities are classified in Level 2 of the valuation hierarchy. In certain cases where Level 1 or Level 2 inputs are not available, securities are classified within Level 3 of the hierarchy.

#### ***Derivative Financial Instruments***

The fair value of the forward delivery agreements are derived from proprietary models and are calculated on a mid-market basis, but do not include bid/offer spread and are therefore classified in Level 3.

### **Note 13: Indianapolis Maintenance Center**

As discussed previously in these footnotes, the Authority, the State of Indiana, the City of Indianapolis and United Air Lines, Inc. (United) financed the construction and equipping of the IMC. As a part of the financing of these facilities, the Authority issued \$220,705,000 in special facility revenue bonds of which \$165,988,327 remains outstanding at December 31, 2024. The Authority had, and continues to have, no obligation to make interest and principal payments on these special facility bonds. Revenues from the IMC are reserved for expense reimbursement to the Authority for operational expenses incurred and interest accrued on unreimbursed operational expenses (On-going Expenses). Once all On-going Expenses have been reimbursed to the Authority, revenue in excess of On-going Expenses are shared between the special facility bondholders and the Authority on a percentage basis bound by the terms of the Settlement Agreement. Previously, the interest and principal payments for the Series 1995 Special Facility Revenue Bonds (United Facility Bonds) were funded by rentals paid by United under its lease agreement with the Authority. On December 9, 2002, United filed for bankruptcy under Chapter 11 of the United States Bankruptcy Code. On May 9, 2003, the Bankruptcy Court made effective United's rejection of its lease of the IMC and United abandoned the IMC facilities, whereby all of the IMC assets reverted to the Authority's control.

In February 2004, the Authority and the Trustee of the bondholders entered into a Settlement Agreement which, among other things, provided for up to \$7.5 million in reimbursements for certain costs incurred after May 2003. The Settlement Agreement also provided for reimbursement for up to \$6.5 million of the Tenant Improvement Expenditure Reserve (TIER) fund for use of capital improvements, if certain conditions were met. On February 13, 2014, all the funds accumulated in the bondholder Trustee held TIER fund were disbursed to the bondholders with the exception of \$1 million.

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

Since 2004, the Authority has entered into various leases for certain portions of the IMC. These leases include hangar space, office areas and the backshops (which were being used primarily for the maintenance, repair and overhaul of commercial aircraft) and certain warehouse and office space for non-aviation related use. In February 2025, the Authority entered into a new lease with the IMC's main tenant, AAR Aircraft Services (AAR), with a new lease expiration of February 28, 2027, a lease extension of two years. This new AAR lease provided for AAR to lease a total of seven hangars (Hangars 2A, 2B, 3B, 5A, 5B, 6A and 6B). The rental structure commencing March 1, 2025 through end of Term, February 28, 2027, requires AAR to make the Authority whole, taking into account operating expenses, amortized capital expenses and other revenue sources associated with the IMC. AAR and Shuttle America make up the leasing of nine of the twelve hangar spaces. As a part of the Settlement Agreement, rentals collected for the IMC are not considered revenue to the Authority but instead are required to be deposited with a Settlement Agreement escrow trustee held on behalf of the United Facility bondholders. The monies held in trust are to be used to pay On-going Expenses of the IMC and must be applied in a manner prescribed by the terms of the Settlement Agreement.

For the years ended December 31, 2024 and 2023, the Authority incurred approximately \$6.0 million and \$7.5 million of costs for the IMC, respectively. The Authority has received reimbursements for these costs under the Settlement Agreement aggregating approximately \$5.5 million and \$6.6 million for 2024 and 2023, respectively. In addition, as of December 31, 2024 and 2023, the Authority has accrued approximately \$2.3 million and \$2.5 million, respectively, in reimbursements from the Trustee for allowable costs incurred.

#### **Note 14: Risk Management**

Risk management is the responsibility of the Authority. Operationally, the Authority is exposed to various risks of loss related to the theft of, damage to and destruction of assets, natural disasters as well as certain tort liabilities for which commercial insurance is carried. The commercial insurance policies carry deductibles ranging from \$0 to \$100,000. Insurance policies procured, including commercial general liability and commercial property damage, are inclusive of coverage for certain war casualty and acts of terrorism. Coverage terms, limits, and deductibles have each been benchmarked in comparison with those maintained at other mid-size airports and found to be within the range of our peers. Although coverage limits are significant, no assurance can be given that such coverage will continue to be available at such amounts and/or at a reasonable cost.

The Authority recognized \$265,817 and \$235,629 in insurance recoveries as nonoperating revenue in 2024 and 2023, respectively. There are no material claim settlements to exceed insurance coverage that exist presently, to the best of the Authority's knowledge, which have the potential of doing so for the 2024 calendar year.

The Authority has a self-insured arrangement for health care benefits provided to Authority employees and has established a self-insured liability for employee medical claims. The Authority utilizes a third-party company to provide individual stop loss coverage of \$100,000 on each covered individual's health claims and \$6,793,541 on overall health care program aggregate claims. The estimated self-insurance liability is based on claim trend. There is no significant incremental claim adjustment expense, salvage or subrogation attributable to this liability.

#### **Note 15: Benefit Plan**

The Authority provides a 401(a) defined-contribution employee retirement plan for employer contributions and a 457(b) deferred compensation plan for employee contributions. The Authority is the administrator of these plans, which are available to substantially all of its employees. Employer contributions to the 401(a) plan can range from zero up to nine percent of eligible compensation. Contributions to the plan were \$1,722,599 for 2024 and \$1,413,532 for 2023.

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

#### **Note 16: Commitments and Contingencies**

##### ***Land Acquisition and Disposal***

In 1991, the Authority updated its FAA Part 150 Noise and Land Use Compatibility Study and final recommendations were adopted by the Authority Board in April 1992. The recommendations included expanding the existing Guaranteed Purchase Program (Phase I), which is now an inactive program, to add approximately 750 additional homes. As of December 31, 2024, the Authority has spent approximately \$102.6 million (including relocation costs) under this inactive program (Phase II), substantially all of which was eligible for 80% reimbursement from the FAA. The owners of an estimated 30 homes did not participate in Phase II when it was an active program.

A five-year review and update of the Authority's noise compatibility program (Phase III) began in 1996. Final recommendations were adopted by the Authority Board in February 1998, followed by FAA approval in October 1998. The recommendations included continuation of the Guaranteed Purchase Program with respect to approximately 132 additional homes, of which 127 were acquired by the Authority when the program was active.

The Sound Insulation Program, which is now an inactive program, paid for a home within the impacted noise area to be sound insulated with respect to doors, window treatments, etc., with no further cash outlay required by the Authority. At December 31, 2024, 316 homes were sound insulated under this program. Under the Purchase Assurance Program, which is now an inactive program, the Authority purchased the property, sound insulated the home and then resold the property on the open market. At December 31, 2024, 118 homeowners participated in the Purchase Assurance Program. Participation in either the Sound Insulation or Purchase Assurance programs required the homeowner to grant an aviation easement in favor of the Authority.

The Sales Assistance program is the third and only active program at December 31, 2024 and applied to approximately 487 homes, of which 419 requests have been completed. Sales Assistance consists of a benefit payment to homeowners adjacent to the 65DNL noise contour. The benefit payment is equal to 10% of the contract sales price between the homeowner and third-party buyer, in exchange for the inclusion of a Noise Disclosure Statement in the deed of conveyance. The estimated cost of the Phase III programs is approximately \$98.5 million. These programs, excluding Sales Assistance, were eligible for reimbursement from passenger facility charges and FAA noise grants (at 80% reimbursement).

The noise mitigation land use programs described above are voluntary on the part of the homeowner as there is no legal requirement that homeowners participate in any of these programs.

The Authority has also acquired land south of Interstate 70 (I-70). With the exception of one small parcel of land, all parcels have been acquired for the future development of a third parallel runway in this area. As of December 31, 2024, the Authority has expended approximately \$13.7 million for this project.

In November 2014, the Authority Board approved and adopted Resolution No. 12-2014, establishing certain land use policies and guidelines for the implementation of a new land use initiative. The Authority owns approximately 6,400 acres of land in and around the Indianapolis International Airport, with large holdings not only in Wayne and Decatur Townships of Marion County, but also in neighboring Hendricks County.

As part of the land use initiative, land holding not required for aviation purposes have been marketed and sold. The Authority determines how land sale proceeds must be treated, including what amounts, if any, must be returned to the Federal Aviation Administration directly or reinvested in other AIP eligible projects pursuant to federal grant requirements. Amounts due to the Federal Aviation Administration were \$4.7 million and \$3.8 million as of December 31, 2024 and 2023, respectively.

# **Indianapolis Airport Authority**

## **Notes to Financial Statements**

### **December 31, 2024 and 2023**

#### ***Environmental Mitigation and Remediation***

The Authority is currently involved in three separate pollution remediation obligations that meet the requirements for accounting treatment under GASB Statement 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*. These obligations are related primarily to the removal and/or treatment of petroleum impacted soil and polyfluoroalkyl substance mitigation. The pronouncement dictates that for each obligating event, an estimate of the expected pollution remediation outlays is required to be accrued as a liability and expensed in the current period. Re-measurement of the liability is required when new information indicates increases or decreases in estimated outlays.

The amount of the estimated liability as of December 31, 2024 and 2023 was \$2,327,000 and \$1,645,000, which represents the approximate present value of the amounts the Authority expects to pay for future remediation activities. This estimate was generated using input and guidance from internal management and professional consultants and represents a wide array of remediation activities ranging from one-time events to longer monitoring activities.

The Authority will continue to closely monitor each of these obligations, working toward the point of ultimate resolution, and will make any necessary adjustments to the potential liability as new information becomes available.

#### ***Capital Improvements***

As of December 31, 2024, the Authority had outstanding commitments for certain airport improvements aggregating \$126,403,331.

#### ***Litigation and Claims***

The nature of the business of the Authority generates certain litigation against the Authority arising in the ordinary course of business.

As of December 31, 2024, there were twenty-seven claims in litigation for alleged personal injury and/or other claims pending against the Authority. All of these claims were for personal injury and are fully insured. In addition, there were eight worker's compensation claims-pending as of December 31, 2024. The Authority was also aware of several incidents for which legal action against the Authority might be threatened or possible in the future.

## **Supplementary Information**

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**Indianapolis Airport Authority**  
**Schedule of Net Position Information**  
**December 31, 2024**

|                                                               | <u>Authority</u>               | <u>IMC</u>                   | <u>Total</u>                   |
|---------------------------------------------------------------|--------------------------------|------------------------------|--------------------------------|
| Assets and Deferred Outflows of Resources                     |                                |                              |                                |
| <b>Current Assets</b>                                         |                                |                              |                                |
| <b>Unrestricted Assets</b>                                    |                                |                              |                                |
| Cash and cash equivalents                                     | \$ 78,847,654                  | \$ -                         | \$ 78,847,654                  |
| Accounts receivable, net of allowance of \$153,000            | 3,283,537                      | -                            | 3,283,537                      |
| Unbilled revenues                                             | 9,354,692                      | -                            | 9,354,692                      |
| Grants receivable                                             | 42,024,360                     | -                            | 42,024,360                     |
| Supplies and materials inventories                            | 3,764,519                      | -                            | 3,764,519                      |
| Interest receivable                                           | 805,539                        | -                            | 805,539                        |
| Lease receivables                                             | 27,836,343                     | -                            | 27,836,343                     |
| Other                                                         | 943,695                        | -                            | 943,695                        |
| Total unrestricted current assets                             | <u>166,860,339</u>             | <u>-</u>                     | <u>166,860,339</u>             |
| <b>Restricted Assets</b>                                      |                                |                              |                                |
| Cash and cash equivalents - restricted                        | 146,978,552                    | -                            | 146,978,552                    |
| Cash and cash equivalents - customer deposits                 | 689,228                        | -                            | 689,228                        |
| Receivable - passenger facility charges                       | 2,587,904                      | -                            | 2,587,904                      |
| Receivable - governments and other                            | 657,531                        | -                            | 657,531                        |
| Receivable - reimbursable IMC expenses                        | -                              | 2,313,597                    | 2,313,597                      |
| Total restricted current assets                               | <u>150,913,215</u>             | <u>2,313,597</u>             | <u>153,226,812</u>             |
| Total current assets                                          | <u>317,773,554</u>             | <u>2,313,597</u>             | <u>320,087,151</u>             |
| <b>Noncurrent Assets</b>                                      |                                |                              |                                |
| Cash and cash equivalents, restricted                         | 141,702,664                    | -                            | 141,702,664                    |
| Investment securities, unrestricted                           | 32,057,413                     | -                            | 32,057,413                     |
| Investment securities, restricted                             | 62,758,677                     | -                            | 62,758,677                     |
| Derivative instruments - forward delivery purchase agreements | 646,046                        | -                            | 646,046                        |
| Lease receivables                                             | 277,204,521                    | -                            | 277,204,521                    |
| Capital assets, net                                           | <u>2,165,696,740</u>           | <u>161,288,747</u>           | <u>2,326,985,487</u>           |
| Total noncurrent assets                                       | <u>2,680,066,061</u>           | <u>161,288,747</u>           | <u>2,841,354,808</u>           |
| <b>Deferred Outflows of Resources</b>                         |                                |                              |                                |
| Deferred loss on refunding of debt                            | <u>3,922,877</u>               | <u>-</u>                     | <u>3,922,877</u>               |
| Total deferred outflows of resources                          | <u>3,922,877</u>               | <u>-</u>                     | <u>3,922,877</u>               |
| Total assets and deferred outflows of resources               | <u><u>\$ 3,001,762,492</u></u> | <u><u>\$ 163,602,344</u></u> | <u><u>\$ 3,165,364,836</u></u> |

**Indianapolis Airport Authority**  
**Schedule of Net Position Information (Continued)**  
**December 31, 2024**

|                                                                    | <u>Authority</u>        | <u>IMC</u>            | <u>Total</u>            |
|--------------------------------------------------------------------|-------------------------|-----------------------|-------------------------|
| <b>Liabilities, Deferred Inflows of Resources and Net Position</b> |                         |                       |                         |
| <b>Current Liabilities</b>                                         |                         |                       |                         |
| <b>Payable From Unrestricted Assets</b>                            |                         |                       |                         |
| Accounts payable                                                   | \$ 8,142,762            | \$ -                  | \$ 8,142,762            |
| Accrued and withheld items (including compensated absences)        | 9,532,122               | -                     | 9,532,122               |
| Current portion of subscription liability                          | 217,703                 | -                     | 217,703                 |
| Total current liabilities payable from unrestricted assets         | <u>17,892,587</u>       | <u>-</u>              | <u>17,892,587</u>       |
| <b>Payable From Restricted Assets</b>                              |                         |                       |                         |
| Accounts payable                                                   | 56,176,811              | 335,871               | 56,512,682              |
| Customer deposits payable                                          | 689,228                 | -                     | 689,228                 |
| Current portion of debt                                            | 54,018,785              | -                     | 54,018,785              |
| Accrued interest on debt                                           | 22,372,762              | -                     | 22,372,762              |
| Total current liabilities payable from restricted assets           | <u>133,257,586</u>      | <u>335,871</u>        | <u>133,593,457</u>      |
| Total current liabilities                                          | <u>151,150,173</u>      | <u>335,871</u>        | <u>151,486,044</u>      |
| <b>Noncurrent Liabilities</b>                                      |                         |                       |                         |
| Arbitrage rebate liability                                         | 4,167,776               | -                     | 4,167,776               |
| Long term portion of subscription liability                        | 453,382                 | -                     | 453,382                 |
| Bonds payable and other debt, payable from restricted assets       | 985,348,718             | -                     | 985,348,718             |
| Total noncurrent liabilities                                       | <u>989,969,876</u>      | <u>-</u>              | <u>989,969,876</u>      |
| <b>Deferred Inflows of Resources</b>                               |                         |                       |                         |
| Accumulated increase in fair value of hedging derivatives          | 646,046                 | -                     | 646,046                 |
| Deferred inflow on leases                                          | 297,069,082             | -                     | 297,069,082             |
| Total deferred inflows of resources                                | <u>297,715,128</u>      | <u>-</u>              | <u>297,715,128</u>      |
| <b>Net Position</b>                                                |                         |                       |                         |
| Net investment in capital assets                                   | 1,199,030,213           | 161,288,747           | 1,360,318,960           |
| Restricted for                                                     |                         |                       |                         |
| Capital projects                                                   | 98,758,187              | -                     | 98,758,187              |
| Debt service                                                       | 103,760,608             | -                     | 103,760,608             |
| Other                                                              | -                       | 1,977,726             | 1,977,726               |
| Total restricted net position                                      | <u>202,518,795</u>      | <u>1,977,726</u>      | <u>204,496,521</u>      |
| Unrestricted                                                       | <u>161,378,307</u>      | <u>-</u>              | <u>161,378,307</u>      |
| Total net position                                                 | <u>1,562,927,315</u>    | <u>163,266,473</u>    | <u>1,726,193,788</u>    |
| Total liabilities, deferred inflows of resources and net position  | <u>\$ 3,001,762,492</u> | <u>\$ 163,602,344</u> | <u>\$ 3,165,364,836</u> |

**Indianapolis Airport Authority**  
**Schedule of Net Position Information**  
**December 31, 2023, as Restated**

|                                                               | <u>Authority</u>        | <u>IMC</u>            | <u>Total</u>            |
|---------------------------------------------------------------|-------------------------|-----------------------|-------------------------|
| Assets and Deferred Outflows of Resources                     |                         |                       |                         |
| <b>Current Assets</b>                                         |                         |                       |                         |
| <b>Unrestricted Assets</b>                                    |                         |                       |                         |
| Cash and cash equivalents                                     | \$ 85,897,549           | \$ -                  | \$ 85,897,549           |
| Accounts receivable, net of allowance of \$88,000             | 3,510,494               | -                     | 3,510,494               |
| Unbilled revenues                                             | 6,394,777               | -                     | 6,394,777               |
| Grants receivable                                             | 24,712,632              | -                     | 24,712,632              |
| Supplies and materials inventories                            | 3,509,079               | -                     | 3,509,079               |
| Interest receivable                                           | 706,599                 | -                     | 706,599                 |
| Lease receivables                                             | 26,467,451              | -                     | 26,467,451              |
| Other                                                         | 1,459,125               | -                     | 1,459,125               |
| Total unrestricted current assets                             | <u>152,657,706</u>      | <u>-</u>              | <u>152,657,706</u>      |
| <b>Restricted Assets</b>                                      |                         |                       |                         |
| Cash and cash equivalents - restricted                        | 245,316,570             | -                     | 245,316,570             |
| Cash and cash equivalents - customer deposits                 | 688,760                 | -                     | 688,760                 |
| Receivable - passenger facility charges                       | 2,066,352               | -                     | 2,066,352               |
| Receivable - governments and other                            | 901,887                 | -                     | 901,887                 |
| Receivable - reimbursable IMC expenses                        | -                       | 2,450,808             | 2,450,808               |
| Total restricted current assets                               | <u>248,973,569</u>      | <u>2,450,808</u>      | <u>251,424,377</u>      |
| Total current assets                                          | <u>401,631,275</u>      | <u>2,450,808</u>      | <u>404,082,083</u>      |
| <b>Noncurrent Assets</b>                                      |                         |                       |                         |
| Cash and cash equivalents, restricted                         | 124,503,274             | -                     | 124,503,274             |
| Investment securities, unrestricted                           | 27,480,526              | -                     | 27,480,526              |
| Investment securities, restricted                             | 78,634,785              | -                     | 78,634,785              |
| Rent receivable                                               | 37,444                  | -                     | 37,444                  |
| Derivative instruments - forward delivery purchase agreements | 1,264,491               | -                     | 1,264,491               |
| Lease receivables                                             | 295,062,812             | -                     | 295,062,812             |
| Capital assets, net                                           | <u>2,033,878,278</u>    | <u>165,778,770</u>    | <u>2,199,657,048</u>    |
| Total noncurrent assets                                       | <u>2,560,861,610</u>    | <u>165,778,770</u>    | <u>2,726,640,380</u>    |
| <b>Deferred Outflows of Resources</b>                         |                         |                       |                         |
| Deferred loss on refunding of debt                            | <u>5,205,165</u>        | <u>-</u>              | <u>5,205,165</u>        |
| Total deferred outflows of resources                          | <u>5,205,165</u>        | <u>-</u>              | <u>5,205,165</u>        |
| Total assets and deferred outflows of resources               | <u>\$ 2,967,698,050</u> | <u>\$ 168,229,578</u> | <u>\$ 3,135,927,628</u> |

**Indianapolis Airport Authority**  
**Schedule of Net Position Information (Continued)**  
**December 31, 2023, as Restated**

|                                                                    | <u>Authority</u>        | <u>IMC</u>            | <u>Total</u>            |
|--------------------------------------------------------------------|-------------------------|-----------------------|-------------------------|
| <b>Liabilities, Deferred Inflows of Resources and Net Position</b> |                         |                       |                         |
| <b>Current Liabilities</b>                                         |                         |                       |                         |
| <b>Payable From Unrestricted Assets</b>                            |                         |                       |                         |
| Accounts payable                                                   | \$ 6,724,418            | \$ -                  | \$ 6,724,418            |
| Accrued and withheld items (including compensated absences)        | 10,189,935              | -                     | 10,189,935              |
| Current portion of subscription liability                          | 518,218                 | -                     | 518,218                 |
| Total current liabilities payable from unrestricted assets         | <u>17,432,571</u>       | <u>-</u>              | <u>17,432,571</u>       |
| <b>Payable From Restricted Assets</b>                              |                         |                       |                         |
| Accounts payable                                                   | 44,685,897              | 443,812               | 45,129,709              |
| Customer deposits payable                                          | 688,760                 | -                     | 688,760                 |
| Current portion of debt                                            | 49,126,542              | -                     | 49,126,542              |
| Accrued interest on debt                                           | 18,854,162              | -                     | 18,854,162              |
| Total current liabilities payable from restricted assets           | <u>113,355,361</u>      | <u>443,812</u>        | <u>113,799,173</u>      |
| Total current liabilities                                          | <u>130,787,932</u>      | <u>443,812</u>        | <u>131,231,744</u>      |
| <b>Noncurrent Liabilities</b>                                      |                         |                       |                         |
| Arbitrage rebate liability                                         | 1,165,130               | -                     | 1,165,130               |
| Long term portion of subscription liability                        | 74,187                  | -                     | 74,187                  |
| Bonds payable and other debt, payable from restricted assets       | 1,048,395,127           | -                     | 1,048,395,127           |
| Total noncurrent liabilities                                       | <u>1,049,634,444</u>    | <u>-</u>              | <u>1,049,634,444</u>    |
| <b>Deferred Inflows of Resources</b>                               |                         |                       |                         |
| Accumulated increase in fair value of hedging derivatives          | 1,264,491               | -                     | 1,264,491               |
| Deferred inflow on leases                                          | 316,680,302             | -                     | 316,680,302             |
| Total deferred inflows of resources                                | <u>317,944,793</u>      | <u>-</u>              | <u>317,944,793</u>      |
| <b>Net Position</b>                                                |                         |                       |                         |
| Net investment in capital assets                                   | 1,130,502,027           | 165,778,770           | 1,296,280,797           |
| Restricted for                                                     |                         |                       |                         |
| Capital projects                                                   | 95,263,123              | -                     | 95,263,123              |
| Debt service                                                       | 101,921,898             | -                     | 101,921,898             |
| Other                                                              | -                       | 2,006,996             | 2,006,996               |
| Total restricted net position                                      | <u>197,185,021</u>      | <u>2,006,996</u>      | <u>199,192,017</u>      |
| Unrestricted                                                       | <u>141,643,833</u>      | <u>-</u>              | <u>141,643,833</u>      |
| Total net position                                                 | <u>1,469,330,881</u>    | <u>167,785,766</u>    | <u>1,637,116,647</u>    |
| Total liabilities, deferred inflows of resources and net position  | <u>\$ 2,967,698,050</u> | <u>\$ 168,229,578</u> | <u>\$ 3,135,927,628</u> |

# Indianapolis Airport Authority

## Schedule of Revenues, Expenses and Changes in Net Position Information

### Year Ended December 31, 2024

|                                                                                    | Authority               | IMC                   | Total                   |
|------------------------------------------------------------------------------------|-------------------------|-----------------------|-------------------------|
| <b>Operating Revenues</b>                                                          |                         |                       |                         |
| Airfield                                                                           | \$ 47,350,478           | \$ -                  | \$ 47,350,478           |
| Terminal complex                                                                   | 73,204,367              | -                     | 73,204,367              |
| Parking                                                                            | 74,537,968              | -                     | 74,537,968              |
| Rented buildings and other                                                         | 15,701,441              | -                     | 15,701,441              |
| Indianapolis Maintenance Center (IMC)                                              | -                       | 5,120,083             | 5,120,083               |
| Reliever airports                                                                  | 3,094,800               | -                     | 3,094,800               |
| Total operating revenues                                                           | <u>213,889,054</u>      | <u>5,120,083</u>      | <u>219,009,137</u>      |
| <b>Operating Expenses</b>                                                          |                         |                       |                         |
| Personal services                                                                  | 51,327,602              | 770,605               | 52,098,207              |
| Contractual services                                                               | 35,913,796              | 3,750,079             | 39,663,875              |
| Utilities                                                                          | 9,775,619               | 1,976,902             | 11,752,521              |
| Supplies                                                                           | 5,770,658               | 139,470               | 5,910,128               |
| Materials                                                                          | 4,120,422               | (110,048)             | 4,010,374               |
| General                                                                            | 2,640,032               | 153,797               | 2,793,829               |
| Total operating expenses before depreciation                                       | <u>109,548,129</u>      | <u>6,680,805</u>      | <u>116,228,934</u>      |
| <b>Income From Operations Before Depreciation and Amortization Expense</b>         | 104,340,925             | (1,560,722)           | 102,780,203             |
| Depreciation and amortization expense                                              | <u>103,631,578</u>      | <u>13,863,027</u>     | <u>117,494,605</u>      |
| <b>Loss From Operations</b>                                                        | <u>709,347</u>          | <u>(15,423,749)</u>   | <u>(14,714,402)</u>     |
| <b>Nonoperating Revenues (Expenses)</b>                                            |                         |                       |                         |
| Federal operating grants                                                           | 217,404                 | -                     | 217,404                 |
| Passenger facility charges                                                         | 20,505,560              | -                     | 20,505,560              |
| Customer facility charges (rental cars)                                            | 10,014,110              | -                     | 10,014,110              |
| Investment income                                                                  | 22,527,612              | -                     | 22,527,612              |
| Interest revenue - leases                                                          | 8,888,116               | -                     | 8,888,116               |
| Interest expense                                                                   | (41,366,701)            | -                     | (41,366,701)            |
| Gain on disposal of capital assets                                                 | 12,458,139              | -                     | 12,458,139              |
| Total nonoperating revenues (expenses)                                             | <u>33,244,240</u>       | <u>-</u>              | <u>33,244,240</u>       |
| <b>Increase (Decrease) in Net Position Before Capital Contributions and Grants</b> | <u>33,953,587</u>       | <u>(15,423,749)</u>   | <u>18,529,838</u>       |
| <b>Capital Contributions and Grants</b>                                            |                         |                       |                         |
| Federal, state and local grants                                                    | 47,945,869              | -                     | 47,945,869              |
| Contributions from lessees and other                                               | 22,601,434              | -                     | 22,601,434              |
| Total capital contributions and grants                                             | <u>70,547,303</u>       | <u>-</u>              | <u>70,547,303</u>       |
| <b>Increase (Decrease) in Net Position</b>                                         | 104,500,890             | (15,423,749)          | 89,077,141              |
| <b>Transfers</b>                                                                   | (10,904,456)            | 10,904,456            | -                       |
| <b>Net Position, Beginning of Year</b>                                             | <u>1,469,330,881</u>    | <u>167,785,766</u>    | <u>1,637,116,647</u>    |
| <b>Net Position, End of Year</b>                                                   | <u>\$ 1,562,927,315</u> | <u>\$ 163,266,473</u> | <u>\$ 1,726,193,788</u> |

**Indianapolis Airport Authority**  
**Schedule of Revenues, Expenses and Changes in Net Position Information**  
**Year Ended December 31, 2023, as Restated**

|                                                                                       | Authority                      | IMC                          | Total                          |
|---------------------------------------------------------------------------------------|--------------------------------|------------------------------|--------------------------------|
| <b>Operating Revenues</b>                                                             |                                |                              |                                |
| Airfield                                                                              | \$ 33,051,565                  | \$ -                         | \$ 33,051,565                  |
| Terminal complex                                                                      | 65,898,943                     | -                            | 65,898,943                     |
| Parking                                                                               | 66,633,184                     | -                            | 66,633,184                     |
| Rented buildings and other                                                            | 15,516,027                     | -                            | 15,516,027                     |
| Indianapolis Maintenance Center (IMC)                                                 | -                              | 7,861,805                    | 7,861,805                      |
| Reliever airports                                                                     | 3,251,217                      | -                            | 3,251,217                      |
| Total operating revenues                                                              | <u>184,350,936</u>             | <u>7,861,805</u>             | <u>192,212,741</u>             |
| <b>Operating Expenses</b>                                                             |                                |                              |                                |
| Personal services                                                                     | 45,567,538                     | 820,564                      | 46,388,102                     |
| Contractual services                                                                  | 34,125,734                     | 3,852,649                    | 37,978,383                     |
| Utilities                                                                             | 9,215,763                      | 2,498,490                    | 11,714,253                     |
| Supplies                                                                              | 5,407,661                      | 255,062                      | 5,662,723                      |
| Materials                                                                             | 3,666,392                      | (49,233)                     | 3,617,159                      |
| General                                                                               | 2,179,175                      | 142,378                      | 2,321,553                      |
| Total operating expenses before depreciation                                          | <u>100,162,263</u>             | <u>7,519,910</u>             | <u>107,682,173</u>             |
| <b>Income From Operations Before Depreciation and Amortization Expense</b>            | 84,188,673                     | 341,895                      | 84,530,568                     |
| Depreciation and amortization expense                                                 | <u>100,369,679</u>             | <u>13,266,639</u>            | <u>113,636,318</u>             |
| <b>Loss From Operations</b>                                                           | <u>(16,181,006)</u>            | <u>(12,924,744)</u>          | <u>(29,105,750)</u>            |
| <b>Nonoperating Revenues (Expenses)</b>                                               |                                |                              |                                |
| Federal operating grants                                                              | 591,300                        | -                            | 591,300                        |
| Passenger facility charges                                                            | 18,477,596                     | -                            | 18,477,596                     |
| Customer facility charges (rental cars)                                               | 9,094,934                      | -                            | 9,094,934                      |
| Investment income, net of investment derivative fair value adjustments of \$(694,375) | 21,641,715                     | -                            | 21,641,715                     |
| Interest revenue - leases                                                             | 7,535,068                      | -                            | 7,535,068                      |
| Interest expense                                                                      | (39,817,381)                   | -                            | (39,817,381)                   |
| Gain on disposal of capital assets                                                    | 4,628,379                      | -                            | 4,628,379                      |
| Total nonoperating revenues (expenses)                                                | <u>22,151,611</u>              | <u>-</u>                     | <u>22,151,611</u>              |
| <b>Increase (Decrease) in Net Position Before Capital Contributions and Grants</b>    | <u>5,970,605</u>               | <u>(12,924,744)</u>          | <u>(6,954,139)</u>             |
| <b>Capital Contributions and Grants</b>                                               |                                |                              |                                |
| Federal, state and local grants                                                       | 62,927,735                     | -                            | 62,927,735                     |
| Contributions from lessees and other                                                  | 58,970,711                     | -                            | 58,970,711                     |
| Total capital contributions and grants                                                | <u>121,898,446</u>             | <u>-</u>                     | <u>121,898,446</u>             |
| <b>Increase (Decrease) in Net Position</b>                                            | 127,869,051                    | (12,924,744)                 | 114,944,307                    |
| <b>Transfers</b>                                                                      | <u>(6,791,125)</u>             | <u>6,791,125</u>             | <u>-</u>                       |
| <b>Net Position, Beginning of Year, as Previously Reported</b>                        | 1,348,760,455                  | 173,919,385                  | 1,522,679,840                  |
| <b>Change in Accounting Principle</b>                                                 | <u>(507,500)</u>               | <u>-</u>                     | <u>(507,500)</u>               |
| <b>Net Position, Beginning of Year, as Restated</b>                                   | 1,348,252,955                  | 173,919,385                  | 1,522,172,340                  |
| <b>Net Position, End of Year</b>                                                      | <u><u>\$ 1,469,330,881</u></u> | <u><u>\$ 167,785,766</u></u> | <u><u>\$ 1,637,116,647</u></u> |

**Indianapolis Airport Authority**  
**Schedules of Operating Revenues**  
**Years Ended December 31, 2024 and 2023**

|                                        | <u>2024</u>           | <u>2023</u>           | <u>Increase<br/>(Decrease)</u> |
|----------------------------------------|-----------------------|-----------------------|--------------------------------|
| <b>Airfield</b>                        |                       |                       |                                |
| Landing fees - scheduled airlines      | \$ 23,166,749         | \$ 13,804,326         | \$ 9,362,423                   |
| Landing fees - freight and other       | 18,397,606            | 13,637,151            | 4,760,455                      |
| Apron fees                             | 2,637,379             | 2,441,299             | 196,080                        |
| Commissions - aviation fuel sales      | 432,526               | 411,769               | 20,757                         |
| Other                                  | 2,716,218             | 2,757,020             | (40,802)                       |
|                                        | <u>47,350,478</u>     | <u>33,051,565</u>     | <u>14,298,913</u>              |
| <b>Terminal Complex</b>                |                       |                       |                                |
| Space rental                           |                       |                       |                                |
| Airlines                               | 41,476,098            | 35,819,482            | 5,656,616                      |
| Concessionaires                        | 12,009,302            | 10,931,589            | 1,077,713                      |
| Other space rental                     | 1,862,019             | 1,822,744             | 39,275                         |
| Automobile rental commissions          | 13,492,588            | 13,023,616            | 468,972                        |
| Other commissions, fees, etc.          | 5,726,965             | 5,598,981             | 127,984                        |
| Financing interest - leases            | (1,362,605)           | (1,297,469)           | (65,136)                       |
|                                        | <u>73,204,367</u>     | <u>65,898,943</u>     | <u>7,305,424</u>               |
| <b>Parking operations</b>              | <u>74,537,968</u>     | <u>66,633,184</u>     | <u>7,904,784</u>               |
| <b>Rented Buildings and Other</b>      |                       |                       |                                |
| Space rental - freight buildings       | 1,455,228             | 1,403,543             | 51,685                         |
| Space rental - hangars                 | 862,807               | 836,580               | 26,227                         |
| Space rental - other buildings         | 8,275,821             | 7,270,664             | 1,005,157                      |
| Ground leases                          | 7,690,641             | 7,814,022             | (123,381)                      |
| Farm income                            | 153,506               | 154,556               | (1,050)                        |
| Other                                  | 1,089,286             | 1,181,066             | (91,780)                       |
| Financing interest - leases            | (3,825,848)           | (3,144,404)           | (681,444)                      |
|                                        | <u>15,701,441</u>     | <u>15,516,027</u>     | <u>185,414</u>                 |
| <b>Indianapolis Maintenance Center</b> | <u>5,120,083</u>      | <u>7,861,805</u>      | <u>(2,741,722)</u>             |
| <b>Reliever Airports</b>               | 3,573,702             | 3,582,584             | (8,882)                        |
| Financing interest - leases            | (478,902)             | (331,367)             | (147,535)                      |
|                                        | <u>3,094,800</u>      | <u>3,251,217</u>      | <u>(156,417)</u>               |
|                                        | <u>\$ 219,009,137</u> | <u>\$ 192,212,741</u> | <u>\$ 26,796,396</u>           |

**Indianapolis Airport Authority**  
**Schedule of Operating Expenses**  
**Year Ended December 31, 2024**  
**(With Comparative Totals for 2023 as Restated)**

|                                     | 2024                 |                         |                      |                                  |
|-------------------------------------|----------------------|-------------------------|----------------------|----------------------------------|
|                                     | <u>Airfield</u>      | <u>Terminal Complex</u> | <u>Parking</u>       | <u>Rented Building and Other</u> |
| <b>Personal Services</b>            |                      |                         |                      |                                  |
| Salaries and wages                  | \$ 3,392,833         | \$ 7,696,662            | \$ 5,056,612         | \$ 269,258                       |
| Employee insurance                  | 732,127              | 1,737,235               | 876,552              | 15,056                           |
| Retirement and social security      | 359,141              | 806,572                 | 467,750              | 33,697                           |
|                                     | <u>4,484,101</u>     | <u>10,240,469</u>       | <u>6,400,914</u>     | <u>318,011</u>                   |
| <b>Contractual Services</b>         |                      |                         |                      |                                  |
| Transportation and communication    | 212,409              | 106,099                 | 64,675               | 24,841                           |
| Professional fees                   | 1,107,888            | 374,381                 | 34,942               | 497,837                          |
| Printing and advertising            | 33                   | 17,225                  | 11,315               | 13,992                           |
| Repairs and maintenance             | 824,005              | 3,956,421               | 1,537,391            | 41,806                           |
| Facilities maintenance and security | 71,339               | 5,031,473               | 206,199              | 780                              |
| Other contractual services          | 484,028              | 2,350,319               | 4,491,382            | 1,166,910                        |
| Subscription assets                 | -                    | -                       | -                    | -                                |
|                                     | <u>2,699,702</u>     | <u>11,835,918</u>       | <u>6,345,904</u>     | <u>1,746,166</u>                 |
| <b>Utilities</b>                    | <u>4,681,685</u>     | <u>3,725,123</u>        | <u>651,875</u>       | <u>186,863</u>                   |
| <b>Supplies</b>                     |                      |                         |                      |                                  |
| Fuel                                | 350,011              | -                       | 205,062              | -                                |
| Garage and motor                    | 272,561              | 25,084                  | 281,619              | 3,806                            |
| Institutional and medical           | 68,889               | 1,078,598               | 219,971              | 2,798                            |
| Office supplies                     | 21,572               | 32,531                  | 14,656               | 890                              |
| Snow and ice chemicals              | 572,261              | 51,950                  | 220,518              | 3,405                            |
| Other                               | 152,578              | 414,703                 | 332,538              | 89                               |
|                                     | <u>1,437,872</u>     | <u>1,602,866</u>        | <u>1,274,364</u>     | <u>10,988</u>                    |
| <b>Materials</b>                    |                      |                         |                      |                                  |
| Building                            | 16,609               | 149,455                 | 9,381                | 3,566                            |
| Pavements and grounds               | 306,112              | 2,621                   | 1,425                | -                                |
| Repair parts                        | 1,079,292            | 1,048,433               | 477,416              | 5,299                            |
| Small equipment and tools           | 19,310               | 73,837                  | 1,760                | -                                |
| Other                               | 113,299              | 11,875                  | 3,867                | -                                |
|                                     | <u>1,534,622</u>     | <u>1,286,221</u>        | <u>493,849</u>       | <u>8,865</u>                     |
| <b>General</b>                      |                      |                         |                      |                                  |
| Insurance                           | 344,084              | 723,373                 | 326,135              | 42,193                           |
| Equipment rental                    | 19,463               | 3,118                   | -                    | -                                |
| Other                               | 2,408                | 2,965                   | 695                  | 2,587                            |
|                                     | <u>365,955</u>       | <u>729,456</u>          | <u>326,830</u>       | <u>44,780</u>                    |
| <b>Subtotal</b>                     | <u>15,203,937</u>    | <u>29,420,053</u>       | <u>15,493,736</u>    | <u>2,315,673</u>                 |
| <b>Depreciation</b>                 | <u>36,822,068</u>    | <u>18,390,914</u>       | <u>6,657,460</u>     | <u>34,407,493</u>                |
| <b>Total</b>                        | <u>\$ 52,026,005</u> | <u>\$ 47,810,967</u>    | <u>\$ 22,151,196</u> | <u>\$ 36,723,166</u>             |
| <b>Year Ended December 31, 2023</b> | \$ 49,836,714        | \$ 47,728,385           | \$ 19,471,722        | \$ 35,664,726                    |
| <b>Increase (Decrease)</b>          | \$ 2,189,291         | \$ 82,582               | \$ 2,679,474         | \$ 1,058,440                     |



**2024**

| <b>Indianapolis<br/>Maintenance<br/>Center</b> | <b>Reliever<br/>Airports</b> | <b>Public Safety</b> | <b>Administration</b> | <b>Total</b>          | <b>Year Ended<br/>December 31,<br/>2023</b> | <b>Increase<br/>(Decrease)</b> |
|------------------------------------------------|------------------------------|----------------------|-----------------------|-----------------------|---------------------------------------------|--------------------------------|
| \$ 692,595                                     | \$ 427,483                   | \$ 11,116,527        | \$ 11,259,844         | \$ 39,911,814         | \$ 35,620,463                               | \$ 4,291,351                   |
| 44,411                                         | 69,439                       | 2,178,445            | 1,951,615             | 7,604,880             | 6,751,662                                   | 853,218                        |
| 33,599                                         | 55,382                       | 1,556,647            | 1,268,725             | 4,581,513             | 4,015,977                                   | 565,536                        |
| <u>770,605</u>                                 | <u>552,304</u>               | <u>14,851,619</u>    | <u>14,480,184</u>     | <u>52,098,207</u>     | <u>46,388,102</u>                           | <u>5,710,105</u>               |
| 22,252                                         | 22,433                       | 244,481              | 1,954,236             | 2,651,426             | 2,197,056                                   | 454,370                        |
| 140,510                                        | 320,374                      | 140,539              | 4,792,639             | 7,409,110             | 8,586,820                                   | (1,177,710)                    |
| 38                                             | -                            | 8,634                | 760,441               | 811,678               | 803,383                                     | 8,295                          |
| 445,206                                        | 183,470                      | 375,105              | 2,566,468             | 9,929,872             | 9,550,726                                   | 379,146                        |
| 3,041,505                                      | 9,114                        | 1,999                | 98,287                | 8,460,696             | 7,749,256                                   | 711,440                        |
| 100,568                                        | 268,464                      | 1,352,299            | 858,170               | 11,072,140            | 9,591,485                                   | 1,480,655                      |
| -                                              | -                            | -                    | (671,047)             | (671,047)             | (500,343)                                   | (170,704)                      |
| <u>3,750,079</u>                               | <u>803,855</u>               | <u>2,123,057</u>     | <u>10,359,194</u>     | <u>39,663,875</u>     | <u>37,978,383</u>                           | <u>1,685,492</u>               |
| 1,976,902                                      | 321,312                      | 208,761              | -                     | 11,752,521            | 11,714,253                                  | 38,268                         |
| 53,964                                         | 493,487                      | -                    | -                     | 1,102,524             | 1,229,280                                   | (126,756)                      |
| -                                              | 24,971                       | 46,186               | 24,943                | 679,170               | 720,407                                     | (41,237)                       |
| 17,340                                         | 11,342                       | 56,346               | 4,856                 | 1,460,140             | 1,514,105                                   | (53,965)                       |
| 2,455                                          | 162                          | 120,073              | 66,972                | 259,311               | 173,068                                     | 86,243                         |
| 5,009                                          | 30,752                       | 108                  | -                     | 884,003               | 391,016                                     | 492,987                        |
| 60,702                                         | 12,830                       | 348,331              | 203,209               | 1,524,980             | 1,634,847                                   | (109,867)                      |
| <u>139,470</u>                                 | <u>573,544</u>               | <u>571,044</u>       | <u>299,980</u>        | <u>5,910,128</u>      | <u>5,662,723</u>                            | <u>247,405</u>                 |
| (139,840)                                      | 8,375                        | 16,502               | 6,873                 | 70,921                | 99,446                                      | (28,525)                       |
| -                                              | 89,482                       | 281                  | 539                   | 400,460               | 365,301                                     | 35,159                         |
| 6,539                                          | 103,161                      | 445,282              | 91,032                | 3,256,454             | 2,791,406                                   | 465,048                        |
| -                                              | 377                          | 28,475               | 71                    | 123,830               | 199,204                                     | (75,374)                       |
| 23,253                                         | 986                          | 1,581                | 3,848                 | 158,709               | 161,802                                     | (3,093)                        |
| <u>(110,048)</u>                               | <u>202,381</u>               | <u>492,121</u>       | <u>102,363</u>        | <u>4,010,374</u>      | <u>3,617,159</u>                            | <u>393,215</u>                 |
| 151,875                                        | 125,328                      | 308,808              | 74,825                | 2,096,621             | 1,874,550                                   | 222,071                        |
| 1,647                                          | -                            | -                    | 46,888                | 71,116                | 80,695                                      | (9,579)                        |
| 275                                            | -                            | 112,084              | 505,078               | 626,092               | 366,308                                     | 259,784                        |
| <u>153,797</u>                                 | <u>125,328</u>               | <u>420,892</u>       | <u>626,791</u>        | <u>2,793,829</u>      | <u>2,321,553</u>                            | <u>472,276</u>                 |
| 6,680,805                                      | 2,578,724                    | 18,667,494           | 25,868,512            | 116,228,934           | 107,682,173                                 | 8,546,761                      |
| 13,863,027                                     | 3,698,125                    | 886,321              | 2,769,197             | 117,494,605           | 113,636,318                                 | 3,858,287                      |
| <u>\$ 20,543,832</u>                           | <u>\$ 6,276,849</u>          | <u>\$ 19,553,815</u> | <u>\$ 28,637,709</u>  | <u>\$ 233,723,539</u> | \$ -                                        | \$ -                           |
| \$ 20,786,549                                  | \$ 5,656,465                 | \$ 17,351,777        | \$ 24,822,153         | \$ -                  | <u>\$ 221,318,491</u>                       | \$ -                           |
| \$ (242,717)                                   | \$ 620,384                   | \$ 2,202,038         | \$ 3,815,556          | \$ -                  | \$ -                                        | <u>\$ 12,405,048</u>           |

# Indianapolis Airport Authority

## Schedule of Bond Debt Service Requirements to Maturity

### December 31, 2024

|      | 2023A Revenue Bonds  |                      | 2023B-1 Revenue Bonds |                      | 2023B-2 Revenue Bonds |                      | 2022A Revenue Bonds  |                      | 2022B-1 Revenue Bonds |                      | 2022B-2 Revenue Bonds |                      |
|------|----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|----------------------|----------------------|-----------------------|----------------------|-----------------------|----------------------|
|      | Principal            | Interest             | Principal             | Interest             | Principal             | Interest             | Principal            | Interest             | Principal             | Interest             | Principal             | Interest             |
| 2025 | \$ 390,000           | \$ 3,573,390         | \$ -                  | \$ 3,396,500         | \$ 7,445,000          | \$ 6,729,938         | \$ 625,000           | \$ 1,922,101         | \$ -                  | \$ 4,179,413         | \$ 85,000             | \$ 3,458,438         |
| 2026 | 405,000              | 3,558,166            | 1,165,000             | 3,367,375            | 8,555,000             | 6,329,938            | 645,000              | 1,904,384            | -                     | 4,179,413            | 405,000               | 3,446,188            |
| 2027 | 440,000              | 3,541,984            | 1,220,000             | 3,307,750            | 8,990,000             | 5,891,313            | 680,000              | 1,885,901            | -                     | 4,179,413            | 1,070,000             | 3,409,313            |
| 2028 | 425,000              | 3,525,419            | 1,280,000             | 3,245,250            | 9,435,000             | 5,430,688            | 675,000              | 1,866,998            | 1,375,000             | 4,145,038            | 1,120,000             | 3,354,563            |
| 2029 | 440,000              | 3,508,855            | 1,345,000             | 3,179,625            | 13,050,000            | 4,868,563            | 690,000              | 1,847,957            | 1,445,000             | 4,074,538            | 1,180,000             | 3,297,063            |
| 2030 | 10,335,000           | 3,302,513            | 1,415,000             | 3,110,625            | 13,710,000            | 4,199,563            | 15,505,000           | 1,622,036            | 1,520,000             | 4,000,413            | 1,235,000             | 3,236,688            |
| 2031 | 10,760,000           | 2,898,544            | 1,485,000             | 3,038,125            | 14,385,000            | 3,497,188            | 16,125,000           | 1,180,798            | 1,595,000             | 3,922,538            | 1,295,000             | 3,173,438            |
| 2032 | 11,205,000           | 2,477,914            | 1,560,000             | 2,962,000            | 15,105,000            | 2,759,938            | 16,785,000           | 721,703              | 1,675,000             | 3,840,788            | 2,585,000             | 3,076,438            |
| 2033 | 11,675,000           | 2,039,762            | 1,635,000             | 2,882,125            | 15,865,000            | 1,985,688            | 17,475,000           | 243,776              | 1,755,000             | 3,755,038            | 5,560,000             | 2,872,813            |
| 2034 | 13,840,000           | 1,551,150            | 1,720,000             | 2,798,250            | 16,660,000            | 1,172,563            | -                    | -                    | 2,235,000             | 3,655,288            | 5,450,000             | 2,597,563            |
| 2035 | 14,405,000           | 1,010,258            | 1,805,000             | 2,710,125            | 900,000               | 733,563              | -                    | -                    | 2,885,000             | 3,527,288            | 5,185,000             | 2,331,688            |
| 2036 | 15,005,000           | 447,057              | 1,895,000             | 2,617,625            | 940,000               | 687,563              | -                    | -                    | 3,030,000             | 3,379,413            | 5,445,000             | 2,059,131            |
| 2037 | 4,170,000            | 79,856               | 1,990,000             | 2,520,500            | 985,000               | 639,438              | -                    | -                    | 3,185,000             | 3,224,038            | 5,730,000             | 1,765,788            |
| 2038 | -                    | -                    | 2,090,000             | 2,418,500            | 1,035,000             | 588,938              | -                    | -                    | 3,340,000             | 3,060,913            | 6,035,000             | 1,456,956            |
| 2039 | -                    | -                    | 2,195,000             | 2,311,375            | 1,095,000             | 534,319              | -                    | -                    | 3,505,000             | 2,889,788            | 6,350,000             | 1,131,850            |
| 2040 | -                    | -                    | 2,305,000             | 2,198,875            | 1,155,000             | 475,256              | -                    | -                    | 3,680,000             | 2,705,563            | 6,680,000             | 789,813              |
| 2041 | -                    | -                    | 2,420,000             | 2,080,750            | 1,210,000             | 413,175              | -                    | -                    | 3,870,000             | 2,507,375            | 7,030,000             | 429,925              |
| 2042 | -                    | -                    | 2,540,000             | 1,956,750            | 1,270,000             | 348,075              | -                    | -                    | 4,075,000             | 2,298,819            | 1,120,000             | 215,988              |
| 2043 | -                    | -                    | 2,665,000             | 1,826,625            | 1,340,000             | 279,563              | -                    | -                    | 4,290,000             | 2,079,238            | 935,000               | 162,044              |
| 2044 | -                    | -                    | 2,800,000             | 1,690,000            | 365,000               | 234,806              | -                    | -                    | 3,030,000             | 1,887,088            | 220,000               | 132,000              |
| 2045 | -                    | -                    | 2,940,000             | 1,546,500            | 385,000               | 215,119              | -                    | -                    | 3,195,000             | 1,723,681            | 230,000               | 120,750              |
| 2046 | -                    | -                    | 3,085,000             | 1,395,875            | 405,000               | 194,381              | -                    | -                    | 3,360,000             | 1,551,613            | 240,000               | 109,000              |
| 2047 | -                    | -                    | 3,240,000             | 1,237,750            | 425,000               | 172,594              | -                    | -                    | 3,540,000             | 1,370,488            | 255,000               | 96,625               |
| 2048 | -                    | -                    | 3,400,000             | 1,071,750            | 450,000               | 149,625              | -                    | -                    | 3,725,000             | 1,179,781            | 265,000               | 83,625               |
| 2049 | -                    | -                    | 3,570,000             | 897,500              | 475,000               | 125,344              | -                    | -                    | 3,915,000             | 984,125              | 280,000               | 70,000               |
| 2050 | -                    | -                    | 3,750,000             | 714,500              | 495,000               | 99,881               | -                    | -                    | 4,110,000             | 783,500              | 295,000               | 55,625               |
| 2051 | -                    | -                    | 3,940,000             | 522,250              | 525,000               | 73,106               | -                    | -                    | 4,320,000             | 572,750              | 305,000               | 40,625               |
| 2052 | -                    | -                    | 4,135,000             | 320,375              | 550,000               | 44,888               | -                    | -                    | 4,535,000             | 351,375              | 320,000               | 25,000               |
| 2053 | -                    | -                    | 4,340,000             | 108,500              | 580,000               | 15,225               | -                    | -                    | 4,760,000             | 119,000              | 340,000               | 8,500                |
| 2054 | -                    | -                    | -                     | -                    | -                     | -                    | -                    | -                    | -                     | -                    | -                     | -                    |
|      | <u>\$ 93,495,000</u> | <u>\$ 31,514,868</u> | <u>\$ 67,930,000</u>  | <u>\$ 61,433,750</u> | <u>\$ 137,785,000</u> | <u>\$ 48,890,239</u> | <u>\$ 69,205,000</u> | <u>\$ 13,195,654</u> | <u>\$ 81,950,000</u>  | <u>\$ 76,127,716</u> | <u>\$ 67,245,000</u>  | <u>\$ 43,007,438</u> |

**Indianapolis Airport Authority**  
**Schedule of Bond Debt Service Requirements to Maturity (Continued)**  
**December 31, 2024**

|      | <b>2022B-3 Revenue Bonds</b> |                     | <b>2019A Revenue Bonds</b> |                      | <b>2019B Revenue Bonds</b> |                      | <b>2019C-1 Revenue Bonds</b> |                      | <b>2019C-2 Revenue Bonds</b> |                     |
|------|------------------------------|---------------------|----------------------------|----------------------|----------------------------|----------------------|------------------------------|----------------------|------------------------------|---------------------|
|      | <b>Principal</b>             | <b>Interest</b>     | <b>Principal</b>           | <b>Interest</b>      | <b>Principal</b>           | <b>Interest</b>      | <b>Principal</b>             | <b>Interest</b>      | <b>Principal</b>             | <b>Interest</b>     |
| 2025 | 2,795,000                    | 1,211,808           | 605,000                    | 768,390              | 19,435,000                 | 5,016,375            | -                            | 2,247,450            | 755,000                      | 650,125             |
| 2026 | 2,935,000                    | 1,071,056           | 620,000                    | 751,240              | 20,585,000                 | 4,015,875            | -                            | 2,247,450            | 795,000                      | 611,375             |
| 2027 | 3,075,000                    | 922,368             | 635,000                    | 733,670              | 21,825,000                 | 2,955,625            | -                            | 2,247,450            | 830,000                      | 570,750             |
| 2028 | 3,230,000                    | 765,205             | 655,000                    | 715,610              | 23,090,000                 | 1,832,750            | -                            | 2,247,450            | 870,000                      | 528,250             |
| 2029 | 3,390,000                    | 599,027             | 675,000                    | 696,990              | 24,450,000                 | 644,250              | -                            | 2,247,450            | 915,000                      | 483,625             |
| 2030 | 3,565,000                    | 423,048             | 690,000                    | 677,880              | -                          | 33,000               | -                            | 2,247,450            | 965,000                      | 436,625             |
| 2031 | 3,745,000                    | 236,437             | 710,000                    | 658,280              | -                          | 33,000               | -                            | 2,247,450            | 1,015,000                    | 387,125             |
| 2032 | 2,710,000                    | 70,189              | 730,000                    | 638,120              | -                          | 33,000               | -                            | 2,247,450            | 1,065,000                    | 335,125             |
| 2033 | -                            | -                   | 750,000                    | 617,400              | -                          | 33,000               | -                            | 2,247,450            | 1,120,000                    | 280,500             |
| 2034 | -                            | -                   | 775,000                    | 596,050              | 320,000                    | 25,000               | -                            | 2,247,450            | 1,170,000                    | 223,250             |
| 2035 | -                            | -                   | 795,000                    | 574,070              | 340,000                    | 8,500                | -                            | 2,247,450            | 1,230,000                    | 163,250             |
| 2036 | -                            | -                   | 815,000                    | 551,530              | -                          | -                    | -                            | 2,247,450            | 1,295,000                    | 100,125             |
| 2037 | -                            | -                   | 840,000                    | 528,360              | -                          | -                    | -                            | 2,247,450            | 1,355,000                    | 33,875              |
| 2038 | -                            | -                   | 865,000                    | 504,490              | -                          | -                    | -                            | 2,247,450            | -                            | -                   |
| 2039 | -                            | -                   | 885,000                    | 479,990              | -                          | -                    | -                            | 2,247,450            | -                            | -                   |
| 2040 | -                            | -                   | 910,000                    | 454,860              | -                          | -                    | 590,000                      | 2,232,700            | -                            | -                   |
| 2041 | -                            | -                   | 935,000                    | 429,030              | -                          | -                    | 4,125,000                    | 2,114,825            | -                            | -                   |
| 2042 | -                            | -                   | 965,000                    | 402,430              | -                          | -                    | 4,330,000                    | 1,903,450            | -                            | -                   |
| 2043 | -                            | -                   | 990,000                    | 375,060              | -                          | -                    | 4,545,000                    | 1,681,575            | -                            | -                   |
| 2044 | -                            | -                   | 1,020,000                  | 346,920              | -                          | -                    | 4,775,000                    | 1,448,575            | -                            | -                   |
| 2045 | -                            | -                   | 1,045,000                  | 318,010              | -                          | -                    | 5,010,000                    | 1,229,000            | -                            | -                   |
| 2046 | -                            | -                   | 1,075,000                  | 288,330              | -                          | -                    | 5,210,000                    | 1,024,600            | -                            | -                   |
| 2047 | -                            | -                   | 1,105,000                  | 257,810              | -                          | -                    | 5,420,000                    | 812,000              | -                            | -                   |
| 2048 | -                            | -                   | 1,135,000                  | 226,450              | -                          | -                    | 5,635,000                    | 590,900              | -                            | -                   |
| 2049 | -                            | -                   | 1,170,000                  | 194,180              | -                          | -                    | 5,860,000                    | 361,000              | -                            | -                   |
| 2050 | -                            | -                   | 1,200,000                  | 161,000              | -                          | -                    | 6,095,000                    | 121,900              | -                            | -                   |
| 2051 | -                            | -                   | 1,235,000                  | 126,910              | -                          | -                    | -                            | -                    | -                            | -                   |
| 2052 | -                            | -                   | 1,270,000                  | 91,840               | -                          | -                    | -                            | -                    | -                            | -                   |
| 2053 | -                            | -                   | 1,305,000                  | 55,790               | -                          | -                    | -                            | -                    | -                            | -                   |
| 2054 | -                            | -                   | 1,340,000                  | 18,760               | -                          | -                    | -                            | -                    | -                            | -                   |
|      | <u>\$ 25,445,000</u>         | <u>\$ 5,299,138</u> | <u>\$ 27,745,000</u>       | <u>\$ 13,239,450</u> | <u>\$ 110,045,000</u>      | <u>\$ 14,630,375</u> | <u>\$ 51,595,000</u>         | <u>\$ 47,232,275</u> | <u>\$ 13,380,000</u>         | <u>\$ 4,804,000</u> |

**Indianapolis Airport Authority**  
**Schedule of Bond Debt Service Requirements to Maturity (Continued)**  
**December 31, 2024**

|      | <b>2019D Revenue Bonds</b> |                     | <b>2016A-1 Revenue Bonds</b> |                      | <b>2016A-2 Revenue Bonds</b> |                     | <b>2015A Revenue Bonds</b> |                      | <b>Total Debt</b>       |
|------|----------------------------|---------------------|------------------------------|----------------------|------------------------------|---------------------|----------------------------|----------------------|-------------------------|
|      | <b>Principal</b>           | <b>Interest</b>     | <b>Principal</b>             | <b>Interest</b>      | <b>Principal</b>             | <b>Interest</b>     | <b>Principal</b>           | <b>Interest</b>      | <b>Service</b>          |
| 2025 | 2,633,785                  | 832,388             | 2,910,000                    | 1,913,300            | 90,000                       | 129,585             | 16,250,000                 | 7,496,500            | \$ 97,544,486           |
| 2026 | 2,702,790                  | 762,479             | 3,055,000                    | 1,764,175            | 95,000                       | 126,630             | 16,925,000                 | 6,748,375            | 99,771,909              |
| 2027 | 2,773,604                  | 690,739             | 3,210,000                    | 1,607,550            | 95,000                       | 123,595             | 17,800,000                 | 5,880,250            | 100,591,275             |
| 2028 | 2,846,272                  | 617,118             | 2,145,000                    | 1,473,675            | -                            | 122,077             | 18,720,000                 | 4,967,250            | 100,703,613             |
| 2029 | 1,000                      | 579,819             | 2,255,000                    | 1,363,675            | -                            | 122,077             | 16,215,000                 | 4,093,875            | 97,658,389              |
| 2030 | 1,000                      | 579,793             | 2,365,000                    | 1,248,175            | -                            | 122,077             | 17,055,000                 | 3,262,125            | 96,863,011              |
| 2031 | 1,000                      | 579,767             | 2,485,000                    | 1,126,925            | -                            | 122,077             | 17,955,000                 | 2,386,875            | 97,044,567              |
| 2032 | 1,000                      | 579,740             | 2,610,000                    | 1,012,600            | -                            | 122,077             | 18,885,000                 | 1,465,875            | 97,258,957              |
| 2033 | 1,000                      | 579,714             | 2,715,000                    | 906,100              | -                            | 122,077             | 19,875,000                 | 496,875              | 97,488,318              |
| 2034 | 2,920,975                  | 541,436             | 2,820,000                    | 795,400              | -                            | 122,077             | -                          | -                    | 64,236,452              |
| 2035 | 2,997,505                  | 463,904             | 18,475,000                   | 369,500              | 1,520,000                    | 92,483              | -                          | -                    | 64,769,584              |
| 2036 | 3,076,039                  | 384,341             | -                            | -                    | 1,615,000                    | 31,441              | -                          | -                    | 45,621,715              |
| 2037 | 3,156,632                  | 302,693             | -                            | -                    | -                            | -                   | -                          | -                    | 32,753,630              |
| 2038 | 3,239,335                  | 218,906             | -                            | -                    | -                            | -                   | -                          | -                    | 27,100,488              |
| 2039 | 3,324,206                  | 132,923             | -                            | -                    | -                            | -                   | -                          | -                    | 27,081,901              |
| 2040 | 3,411,300                  | 44,688              | -                            | -                    | -                            | -                   | -                          | -                    | 27,633,055              |
| 2041 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 27,565,080              |
| 2042 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 21,425,512              |
| 2043 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 21,169,105              |
| 2044 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 17,949,389              |
| 2045 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 17,958,060              |
| 2046 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 17,938,799              |
| 2047 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 17,932,267              |
| 2048 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 17,912,131              |
| 2049 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 17,902,149              |
| 2050 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 17,881,406              |
| 2051 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 11,660,641              |
| 2052 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 11,643,478              |
| 2053 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 11,632,015              |
| 2054 | -                          | -                   | -                            | -                    | -                            | -                   | -                          | -                    | 1,358,760               |
|      | <u>\$ 33,087,443</u>       | <u>\$ 7,890,448</u> | <u>\$ 45,045,000</u>         | <u>\$ 13,581,075</u> | <u>\$ 3,415,000</u>          | <u>\$ 1,358,273</u> | <u>\$ 159,680,000</u>      | <u>\$ 36,798,000</u> | <u>\$ 1,406,050,142</u> |

**APPENDIX B**  
**FORM OF BOND COUNSEL OPINION**

May 21, 2025

The Indianapolis Local Public Improvement Bond Bank  
Indianapolis, Indiana

The Bank of New York Mellon Trust Company, N.A., as Trustee  
Indianapolis, Indiana

Re:     The Indianapolis Local Public Improvement Bond Bank  
        Bonds, Series 2025B (Indianapolis Airport Authority Project)  
        Total Issue: \$ 293,625,000  
        Dated: May 21, 2025

Ladies and Gentlemen:

We have acted as Bond counsel in connection with the issuance by The Indianapolis Local Public Improvement Bond Bank (the “Issuer”) of \$157,655,000 of its Bonds, Series 2025B-1 (Non-AMT) (Indianapolis Airport Authority Project) (the “2025B-1 Bonds”), \$125,605,000 of its Bonds, Series 2025B-2 (AMT) (Indianapolis Airport Authority Project) (the “2025B-2 Bonds”), and \$10,365,000 of its Bonds, Series 2025B-3 (Federally Taxable) (Indianapolis Airport Authority Project) (the “2025B-3 Bonds”, collectively with the 2025B-1 Bonds and the 2025B-2 Bonds, known as the “2025B Bonds”), each dated May 21, 2025 and issued pursuant to a Trust Indenture, dated as of May 1, 2025 (the “Indenture”), between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee. We have examined the law and the certified transcript of proceedings that the Issuer had relative to the authorization, issuance and sale of the 2025B Bonds and such other papers as we deem necessary to render this opinion. We have relied upon the certified transcript of proceedings and certificates of public officials and have not undertaken to verify any facts by independent investigation.

Based upon our examination, we are of the opinion, as of the date hereof, as follows:

1.       The 2025B Bonds are the valid and binding limited obligations of the Issuer enforceable in accordance with the terms and provisions thereof, and together with any outstanding and additional bonds on a parity therewith hereafter issued, will be secured by a pledge of and payable solely from the Trust Estate (as defined in the Indenture), which includes payments received on the Indianapolis Airport Authority Revenue Bonds, Series 2025A of the Indianapolis Airport Authority (the “Authority”).

2.       The Indenture constitutes the valid and binding agreement of the Issuer enforceable in accordance with its terms.

3. Under statutes, decisions, regulations and rulings existing on this date, interest on the 2025B Bonds is exempt from income taxation in the State of Indiana (“State”). This opinion relates only to the exemption of interest on the 2025B Bonds from State income taxes.

4. Under federal statutes, decisions, regulations and rulings existing on this date, interest on the 2025B-1 Bonds and the 2025B-2 Bonds is excludable from gross income under Section 103 of the Internal Revenue Code of 1986, as amended to the date hereof (“Code”) for federal income tax purposes except for interest on any 2025B-2 Bond for any period during which such 2025B-2 Bond is held by a person who is a “substantial user” of the facilities financed or refinanced with the proceeds of the 2025B-2 Bonds or a “related person” as defined in Section 147(a) of the Code. The interest on the 2025B-1 Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-2 Bonds is an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Interest on the 2025B-1 and 2025B-2 Bonds may be taken into account for the purpose of computing the alternative minimum tax imposed on certain corporations. The interest on the 2025B-3 Bond Bank Bonds is not excludable from gross income under the Code. The opinions in this paragraph 4 regarding excludability from gross income of interest for federal income tax purposes relate only to the excludability from gross income of interest on the 2025B-1 and 2025B-2 Bonds under Section 103 of the Code and are conditioned on continuing compliance with tax representations and covenants made in the Indenture, in the General Ordinance No. 04-2024 adopted by the Authority on August 16, 2024, as amended by General Ordinance No. 01-2025 adopted on April 18, 2025, and in certificates of the Issuer and the Authority (collectively, “Tax Representations”). Failure to comply with the Tax Representations could cause interest on the 2025B-1 and 2025B-2 Bonds to lose the excludability from gross income for federal income tax purposes retroactive to their date of issue.

It is to be understood that the rights of the owners of the 2025B Bonds and the enforceability thereof and the Indenture may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted and that their enforcement may be subject to the exercise of judicial discretion in accordance with general principles of equity. It is to be understood that the rights of the owners of the 2025B Bonds and the enforceability thereof and of the Indenture may be subject to the valid exercise of the constitutional powers of the Authority, the City of Indianapolis, the State of Indiana and the United States of America.

Very truly yours,

**APPENDIX C**  
**REPORT OF THE AIRPORT CONSULTANT**

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Indianapolis  
Airport  
Authority

# Appendix C:

## Report of the Airport Consultant

The Indianapolis Local Public Improvement Bond  
Bank Bonds, Series 2025B (Indianapolis Airport  
Authority Project)

**April 22, 2025**

PREPARED FOR  
Indianapolis Airport Authority

PREPARED BY  
Landrum & Brown, Incorporated



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April 22, 2025

Mr. Mario Rodriguez  
Executive Director  
Indianapolis Airport Authority  
Indianapolis International Airport  
7800 Col. H. Weir Cook Memorial Drive  
Indianapolis, Indiana 46241

Re: Report of the Airport Consultant, The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B (Indianapolis Airport Authority Project)

Dear Mr. Rodriguez:

Landrum & Brown, Incorporated (L&B), in association with Airmac LLC, is pleased to submit this Report of the Airport Consultant (Report) for the proposed issuance of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B (Indianapolis Airport Authority Project), collectively referred to as the 2025B Bond Bank Bonds. This Report has been prepared for the Indianapolis Airport Authority (Authority) to support the planned issuance of its Airport Revenue Bonds, Series 2025A (the 2025A Authority Bonds) to be purchased by the Bond Bank with proceeds of the 2025B Bond Bank Bonds, and is intended to be included in the Preliminary and final Official Statement (Official Statement) for the 2025B Bond Bank Bonds as Appendix C, Report of the Airport Consultant. All capitalized terms in this Report are used as defined in the Official Statement, Authority Bond Ordinance, as amended, and the 2025 Supplemental Ordinance relating to the 2025A Authority Bonds, as amended, except as otherwise defined herein.

The Authority is a municipal corporation, separate from the City of Indianapolis (City) and Marion County (County), and is authorized to own and operate public airports. The Authority is governed by the Authority Board, which is its executive and legislative body. The Authority Board consists of eleven members, each of whom is appointed for a term of four years and serves until a successor is appointed.

In 1962, the City, the Mayor of the City, and the City and County Councils created the Authority pursuant to the Authority Act as a municipal corporation, separate from the City and the County. The Authority Act authorizes the Authority to own and operate public airports. The Authority is empowered to do all things necessary or reasonably incident to carrying out the purposes of the Authority Act, including the power to (i) acquire, establish, construct, improve, equip, maintain, control, lease and regulate municipal airports, landing fields and other air navigation facilities, either inside or outside the County; (ii) manage and operate airports, landing fields and other air navigation facilities acquired or maintained by the Authority; (iii) adopt a schedule of reasonable charges to and collect them from all users of facilities and services within the County; (iv) lease all or any part of an airport, a landing field or any buildings or other structures, and fix, charge and collect rentals, tolls, fees, and charges to be paid for the use of the whole or a part of the airports, landing fields or other air navigation facilities by aircraft

landing there and for the servicing of the aircraft; (v) make rules and regulations, consistent with laws regarding air commerce, for management and control of its airports, landing fields, air navigation facilities and other property under its control; and (vi) incur indebtedness in accordance with the Authority Act.

The Authority operates the Indianapolis International Airport (Airport), the Downtown Heliport,<sup>1</sup> and four general aviation facilities (General Aviation Airports): Eagle Creek Airpark, Metropolitan Airport, Hendricks County Airport (Gordon Graham Field) and Indianapolis Regional Airport (the six locations collectively referred to as the Airport System). The General Aviation Airports are located in and around the Indianapolis metropolitan area. Eagle Creek Airpark, Metropolitan Airport, Hendricks County Airport (Gordon Graham Field), and Indianapolis Regional Airport are classified as reliever airports and are part of an airport system plan for the Indianapolis area. The reliever airports are designed to reduce congestion at the Airport and have been developed by the Authority in accordance with the metropolitan airport system plan. Indianapolis Regional Airport has a full instrument landing system and Eagle Creek Airpark has a partial instrument landing system.

## Overview of Financing Plan

The Indianapolis Local Public Improvement Bond Bank (Bond Bank) is a body corporate and politic separate from the City. The Bond Bank was created by the Bond Bank Act for the purpose of buying and selling securities of certain qualified entities, including the City, the County, all special taxing districts of the City, all entities whose tax levies are subject to review and modification by the City-County Council, the legislative body of the City and the County (Council) and certain authorities or entities that lease land or facilities to other qualified entities, to help the qualified entities lower their respective borrowing costs by having the Bond Bank purchase their debt obligations at interest rates favorable to the qualified entities. The Authority is a qualified entity under the Bond Bank Act. To accomplish its purpose, the Bond Bank may issue bonds or notes. The Bond Bank also has general powers which include the power to enter into, make and perform contracts of every lawful kind to accomplish its purpose. The Bond Bank has no taxing power. Additional information on the Bond Bank is contained in the Official Statement (see “THE INDIANAPOLIS LOCAL PUBLIC IMPROVEMENT BOND BANK” in the OS).

The 2025A Authority Bonds will be issued for the principal purposes of: (a) exchanging 2025A-2 Bonds with the Bond Bank for the Indianapolis Airport Authority Refunding Revenue Bonds, Series 2015A (the “Prior Authority Bonds”) held by the Bond Bank as security for the Prior Bond Bank Bonds, together with certain other funds of the Authority in connection with the: refunding of all or a portion of the currently outstanding The Indianapolis Local Public Improvement Refunding Bonds, Series 2015I (Indianapolis Airport Authority Project) (AMT) (the “Prior Bond Bank Bonds” or the “Series 2015I Bond Bank Bonds”) and (b) providing funds to (1) finance the cost of various Airport projects, including acquiring, constructing and/or installing a new 253 room full-service airport hotel (the “Airport Hotel”) to support and service the Airport System and certain other new capital projects at the Airport identified in the 2025-2029 CIP (hereinafter defined) (collectively, the “2025A Project”); (2) fund one or more Authority Reserve Accounts; (3) pay costs of issuance related to the 2025A Authority Bonds and the corresponding 2025B Bond Bank Bonds (as hereafter defined); (4) pay capitalized interest until completion of each portion of the 2025A Project; (5) fund any other purpose to be financed under the Act and the Authority Bond Ordinance (as defined in Appendix D hereto); and (6) reimburse expenditures paid by the Authority for the 2025A Project prior to the issuance of the 2025A Authority Bonds. The 2025A Authority Bonds have been authorized by the Authority Board to be issued pursuant to the Authority Bond Ordinance, including as supplemented and amended from time to time, including as supplemented by the General Ordinance No. 04-2024 (the “2024 Ordinance”), Official Action BP2025-02-06 Action #1 approving the Airport Hotel adopted by the Authority Board

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<sup>1</sup> In June 2021, the Authority submitted a request to the FAA to close the Indianapolis Downtown Heliport and has announced its intention to sell and divest the Downtown Heliport. In November 2024, the FAA sent a letter of intent to release the Authority from any federal obligations. In December 2024, the City acquired an option to purchase the Heliport at fair market value during the next three years.

on February 21, 2025 and General Ordinance No. 01-2025 (the “2025 Amendatory Ordinance”) adopted at the April 18, 2025 Authority Board meeting (collectively with the 2024 Ordinance, the “2025 Supplemental Ordinance”), and will be purchased by or exchanged with the Bond Bank and will be held by the Bond Bank to secure the 2025B Bond Bank Bonds (see “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS” in the OS).

Upon issuance of the 2025A Authority Bonds, the 2025A Authority Bonds shall also be secured by an account of the Authority's Revenue Bond Reserve Fund.

### **Authority Bond Ordinance**

The Authority's General Ordinance No. 4-2002, adopted on December 20, 2002 (the 2002 Authority Master Ordinance, which amended and restated General Ordinance No. 6-1985 adopted on November 4, 1985) has subsequently been supplemented and amended from time to time. The Authority consolidated and restated the 2002 Authority Ordinance and its subsequent amendments in the Authority's General Ordinance No. 5-2014, adopted August 15, 2014 (the Authority Master Ordinance), and the Authority subsequently adopted General the 2025 Supplemental Ordinance in connection with the 2025A Authority Bonds (collectively, the Authority Bond Ordinance). The 2025A Authority Bonds are to be issued under and secured by the Authority Bond Ordinance.

For more information on the Authority Bond Ordinance and associated covenants of the Authority, see Section 4.3.2 of the Report.

### **Airline Agreement**

The Authority entered into a three-year Airline Agreement with the Signatory Airlines operating at the Airport effective January 1, 2024 and expires on December 31, 2026, with a one-year mutual extension. The Airline Agreement establishes, among other things, procedures for setting and adjusting rentals, rates, fees and charges to be collected for the use of Airport facilities. The Signatory Airlines at the Airport include the following: Alaska Airlines, Allegiant Air, American Airlines, Cargolux Airlines, Delta Air Lines, FedEx, Frontier Airlines, Southwest Airlines, Spirit Airlines, and United Airlines. Together, the passenger Signatory Airlines and their respective regional affiliates accounted for more than 99% of enplaned passengers at the Airport in 2024. When including the cargo Signatory Airlines with the passenger Signatory Airlines, they accounted for approximately 98% of landed weight at the Airport in 2024.

The Airline Agreement governs airline use of certain Airport facilities, including Airfield Areas, Terminal, Apron Areas, baggage claim, ticket counters and gate areas and permits the Signatory Airlines to lease Preferential Use Space and Joint Use Space. Preferential Use Space is Airport space in the terminal, including holdroom areas and gates, ticket counters, and office space, leased to a Signatory Airline and to which the Signatory Airline has a higher and continuous priority of use over all other air carriers. Joint Use Space generally includes baggage claim, baggage system areas, and the security checkpoint areas, which multiple airlines use jointly.

For more information on the Airline Agreement, see Section 4.4 of the Report.

## Purpose of the Report of the Airport Consultant

In our preparation of this Report, we evaluated the ability of the Authority to generate revenues sufficient to meet the funding requirements and obligations established by the Authority Bond Ordinance during the projection period of Fiscal Year (FY)<sup>2</sup> 2025 through FY 2030 (Projection Period). While the Projection Period of this Report extends beyond the term of the Airline Agreement, projected airline revenue beyond FY 2026 is still assumed to be calculated based on the current airline rates and charges methodology. This is generally considered to be a conservative assumption from a revenue standpoint by L&B as the Authority is likely to seek new Airline Agreement terms that provide additional airline cost recovery. However, it should be noted that the future airline rates and charges methodology as projected herein is likely to vary from the actual future airline rates and charges methodology.

Additionally, the Authority is planning to refund all or a portion of the Prior Authority Bonds. For the purposes of this Report, any potential savings associated with such refunding are not assumed. This assumption also provides an additional level of conservatism in the financial projections.

The following provides an overview of the primary findings and conclusions contained in the Report.

## Authority Capital Improvement Program

The Authority manages Airport capital projects through an on-going five-year Capital Improvement Program. The current Capital Improvement Program encompasses plans for current and future Airport capital projects for 2025 through 2029 (CIP). The CIP is an important tool used for formulating future project financing plans, maximizing federal and state grant opportunities and pro-actively planning for the replacement or reconstruction of essential infrastructure components that are nearing the end of their useful or service life. The CIP provides a framework for scheduling and coordinating execution of multiple projects to minimize operational impact. The majority of the capital projects in the CIP tend to be routine projects for a major airport, including upgrading the baggage handling system, reconstruction or rehabilitation of runways, taxiways, parking facilities and roadways, and environmental or planning studies. The total cost of the CIP and projected expenditures for 2025 through 2029 is estimated to cost approximately \$1.15 billion.

This Report divides the capital projects in the CIP into two main categories, described below, for the purpose of identifying the CIP projects included in the financial analysis contained in Chapter 4 of this Report.

The categories of the Airport's five-year CIP used in this Report are further described as follows.

- **2025A Project.** This CIP category is comprised of those projects to be funded, either in whole or in part, with proceeds of the 2025A Authority Bonds. The capital and operating costs associated with the 2025A Project is included in the financial analysis contained in Chapter 4 of this Report. The 2025A Project is estimated to cost approximately \$238.2 million with approximately \$159.9 million expected to be funded with the proceeds of the 2025A Authority Bonds. The 2025A Project is further described in Section 3.3.1 of this Report.
- **Other CIP Projects.** This CIP category is comprised of all other CIP projects that are not a 2025A Project as defined above. It is possible that certain Other CIP Projects may be deferred or not otherwise undertaken by the Authority during the Projection Period (depending on circumstances such as level of aviation demand, the availability of project funding, more refined scope and cost information for various projects, etc.).

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<sup>2</sup> The Authority's Fiscal Year is the 12-month period ending December 31.

The 2025A Project includes those CIP projects to be funded in whole or in part with proceeds of the 2025A Authority Bonds. The 2025A Project includes the proposed Airport Hotel, Central Energy Plant (CEP) – Boiler Replacement, Ready Return Parking Lots, Parking Energy Resilience, and Rehabilitation of Public Parking Lots projects, which are described in detail in the following sections.

The Airport Hotel was approved by the Authority Board on February 21, 2025. The Airport Hotel is planned to include 253 guest rooms, public areas, administration areas, back-of-house areas and mechanical/electrical rooms, including 10,000 square feet of meeting space, a first-floor lobby bar/restaurant, and a seventh-floor bar/lounge area. The Authority has received bids on the project and has negotiated a guaranteed maximum price of approximately \$155.0 million of hard costs for the Airport Hotel project. The Airport Hotel is budgeted to cost a total of approximately \$205.9 million. The Airport Hotel is anticipated to be open no later than January 1, 2028. The Authority has entered into a franchise agreement (Franchise Agreement) with MARRIOTT International, Inc. (MARRIOTT) to operate the Airport Hotel as the Westin Indianapolis Airport.<sup>3</sup> The Airport Hotel is to be operated by Wischermann Partners, Inc. (Wischermann) pursuant to a qualified management agreement.

**Table 1** presents details on the estimated project costs for the 2025A Project along with planned funding sources. The 2025A Project is estimated to cost approximately \$238.2 million with approximately \$159.9 million expected to be funded with the proceeds of the 2025A Authority Bonds, approximately \$75.7 million planned to be funded with Authority funds, and \$2.6 million with Other Funds.

**Table 1            The 2025A Project (dollars in thousands)**

| Project                               | Authority Funds | Other Funds    | 2025A Authority Bonds | Total Project Cost |
|---------------------------------------|-----------------|----------------|-----------------------|--------------------|
| Airport Hotel                         | \$74,969        | \$1,500        | \$129,380             | <b>\$205,850</b>   |
| CEP – Boiler Replacement              | 727             | 0              | 13,902                | <b>14,629</b>      |
| Ready Return Parking Lot              | 0               | 0              | 10,000                | <b>10,000</b>      |
| Parking Energy Resilience             | 0               | 1,126          | 4,682                 | <b>5,808</b>       |
| Rehabilitation of Public Parking Lots | 0               | 0              | 1,900                 | <b>1,900</b>       |
| <b>Total</b>                          | <b>\$75,696</b> | <b>\$2,626</b> | <b>\$159,864</b>      | <b>\$238,187</b>   |

Notes: Includes project costs for the period of 2025 through 2029 and approximately \$9.0 million of Airport Hotel costs expended prior to 2025.

Amounts may not add because of rounding.

Source: Authority records, April 2025

Compiled by L&B

Additional information on the Authority's CIP is presented on **Exhibit A** following this Report. Exhibit A presents the Authority's expected project costs by major area along with sources of funds for the CIP for the period of 2025 through 2029.

<sup>3</sup> The Airport Hotel is operated under a license from MARRIOTT and MARRIOTT has not reviewed, endorsed or ratified this Official Statement or Report.



## Role of the Airport and Economic Base for Air Traffic

The Airport is the primary commercial service airport serving the Indianapolis metropolitan area and the surrounding region. The Airport is the largest airport in the State of Indiana. The counties surrounding the Airport are considered its primary catchment area or air service area. The Airport has an extensive catchment area due to its central geographic location and an interconnected highway system. Most of the traffic at the Airport is generated within a subset of the primary catchment area. This geographical region is referred to herein as its “Air Service Area” which is defined as the Indianapolis-Carmel-Anderson, Indiana Metropolitan Statistical Area (Indianapolis MSA) and includes the 11 counties in middle Indiana of Marion (Airport’s location), Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Madison, Morgan, Shelby, and Tipton, Counties.<sup>4</sup> Passenger demand can extend beyond the primary metropolitan area depending on the location of other population centers and availability of other commercial service airports; however, it is generally the economic strength of the primary metropolitan area, or air service area, that provides the principal demand for supporting origin and destination (O&D) travel, which either begins or ends its travel at an airport. For the purposes of this Report, the socioeconomic characteristics of the Air Service Area will be evaluated as the base for air travel for the Airport.

In 2023, the Airport was ranked as the 47<sup>th</sup> busiest airport in terms of enplaned passengers by the Federal Aviation Administration (FAA), the latest data available from the FAA.<sup>5</sup> The Airport is currently classified by the FAA as a Medium Hub airport<sup>6</sup> based upon its share of nationwide enplaned passengers.<sup>7</sup>

The Airport primarily serves origin and destination (O&D) passenger traffic, which either begins or ends its travel at the Airport. In 2024, O&D passenger traffic accounted for approximately 97.8% of the total enplaned passengers at the Airport. The remaining 2.2% of passengers connected through the Airport on their way to their final destination (connecting passengers).

The Air Service Area’s economic strength is evaluated in Chapter 1 of this Report. Population, employment, and household income are projected to have relatively stronger growth rates in the Air Service Area as compared to the overall U.S., thus indicating the ongoing capacity of the Air Service Area to continue to generate demand for air travel services during the Projection Period.

## Air Service and Air Traffic Analysis

The Airport has diverse air service from the primary airlines in the U.S. As of data available through March 2025, the Airport is scheduled to have, during 2025, passenger service by four U.S. network airlines,<sup>8</sup> one low-cost carrier (LCCs),<sup>9</sup> four ultra-low-cost carriers (ULCCs),<sup>10</sup> nine U.S. regional affiliates, and two foreign flag airlines. Additionally, there is cargo service provided by four (4) all-cargo airlines. As of data available through March 2025, there is nonstop service scheduled during 2025 from the Airport to 53 destinations (49 domestic airports and four international airports). The 53 destinations includes new domestic nonstop service to Portland (PDX) and Chicago Midway (MDW) which are scheduled to begin in May 2025 and August 2025, respectively; and new international nonstop service to Dublin Airport (DUB) which is scheduled to begin in May 2025 and to Punta Cana (PUJ) which is scheduled to begin in December 2025.

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<sup>4</sup> Executive Office of the President: Office of Management and Budget, Revised Delineations of Metropolitan Statistical Areas, and Combined Statistical Areas, and Guidance on Uses of the Delineations of These Areas, July 21, 2023.

<sup>5</sup> Final CY23 Enplanements at All Commercial Service Airports, Federal Aviation Administration, October 2, 2024.

<sup>6</sup> Federal Aviation Administration, Report to Congress: National Plan of Integrated Airport Systems (NPIAS) 2025-2029, September 30, 2024.

<sup>7</sup> Medium hub airports are defined as airports that account for between 0.25% and 1.0% of total U.S. passenger enplanements.

<sup>8</sup> For the purposes of this Report, Alaska Airlines, American Airlines, Delta Air Lines, and United Airlines are considered network airlines.

<sup>9</sup> For the purposes of this Report, Southwest Airlines is considered a low-cost carrier.

<sup>10</sup> For the purposes of this Report, Allegiant Air, Frontier Airlines, Spirit Airlines, and Sun Country Airlines are considered ultra-low-cost-carriers.



Total enplaned passengers at the Airport grew from 2014 through 2019 from approximately 3.7 million to approximately 4.8 million, reflecting a CAGR of 5.3% for this period. In 2020, enplaned passengers drastically declined primarily as a result of the impacts associated with the COVID-19 pandemic and reached a low for this period. Enplaned passengers began a recovery in 2021 and surpassed 2019 levels in 2023 at approximately 4.9 million, 2.5% above 2019 levels, prior to the COVID-19 pandemic. The Airport continued to build on this growth in 2024 as enplaned passengers were up by 7.4% from 2023.

In addition to passenger operations, there is a significant amount of air cargo processed at the Airport which serves as an air cargo hub for FedEx. Historically, FedEx has handled more than 98% of the air cargo at the Airport. According to data from the Authority, approximately 1.01 million tons of total (inbound and outbound) air cargo, which includes both freight and mail, were loaded and unloaded at the Airport in 2019. Many airports in the U.S. saw a surge in cargo volumes in 2020 during a time when restrictions related to the COVID-19 pandemic were at their height. In 2020, the Airport had an increase in cargo tonnage of 10.5%, the 12<sup>th</sup> highest growth rate in the top 50 cargo airports in North America. In 2024, the Airport had approximately 908 thousand tons of air cargo. ACI-NA ranked the Airport as the 9<sup>th</sup> busiest cargo airport in the U.S. and 29<sup>th</sup> busiest worldwide in 2023. The Airport is FedEx's second busiest facility in the U.S., behind only Memphis International Airport. In 2024, FedEx handled 889,376 tons of air cargo at the Airport, accounting for 98.0% of the total air cargo at the Airport.

### **Air Traffic Projections**

In mid-2024, the Authority developed a budget for enplaned passengers and landed weight for 2025. Given recent passenger growth exceeding expectations, actual enplaned passengers for 2024 of nearly 5.3 million exceeded the Authority 2025 budget of nearly 5.2 million enplaned passengers by 3.3%. The Authority's budget for 2025 was a 1.5% increase over the Authority's mid-year estimate for 2024. Beyond 2025, the Authority projected enplaned passengers to grow at a 1.7% CAGR through 2030. As a result, enplaned passengers are projected to increase from a budget of nearly 5.2 million in 2025 to approximately 5.6 million in 2030.

An independent projection of air traffic activity was also developed by L&B based on an analysis of the underlying economic conditions of the Air Service Area, airline traffic trends, and an assessment of FedEx's continued focus on the region. In general, it was assumed that in the long-term, growth in O&D passenger traffic at the Airport will occur as a function of growth in population and the economy of the Air Service Area. In addition, several other assumptions are incorporated into the projections including the following:

- The airlines will continue to add capacity that is in line with demand correlated with economic growth of the Air Service Area.
- The Airport will continue to predominately accommodate O&D passenger traffic over the Projection Period, and connecting passengers will remain at or near the current share of total passengers.
- Long-term nationwide growth in air travel will occur over the Projection Period consistent with forecast growth in the economy.
- There will be no major disruption of airline service or airline travel behavior over the Projection Period.

L&B developed an independent long-term forecast of enplaned passengers that takes into consideration several standard industry forecasting techniques such as econometric regression modeling, trend analysis, market share, and time series. It was determined that econometric regression models were the most appropriate to project enplaned passengers at the Airport. Econometric regression modeling quantifies the relationship between enplaned passengers and key socioeconomic variables. This methodology recognizes that the key independent variables will change over time and assumes that their fundamental relationships with the dependent variables will remain. Based on models and the set of assumptions detailed above, enplaned passengers are forecast to

increase 1.7% per annum from 2025 through 2030. The result is that enplaned passengers are forecast to increase from 5.3 million in 2024 to 5.8 million in 2030.

For the purposes of the financial analysis in this Report, L&B has adopted the Authority's conservative forecast of enplaned passengers. **Table 2** provides the Authority's enplaned passenger projection and the landed weight projection for the Airport used for the financial analysis provided in this Report.

**Table 2**                      **Projection Summary (2019 – 2030)**

| Fiscal Year | Enplaned Passengers          |                            | Landed Weight                                |       |        |                           |
|-------------|------------------------------|----------------------------|----------------------------------------------|-------|--------|---------------------------|
|             | Passengers<br>(in thousands) | Year-Over-<br>Year Growth  | Total<br>(in thousands of 1,000-pound units) |       |        | Year-Over-<br>Year Growth |
|             |                              |                            | Passenger                                    | Cargo | Total  |                           |
| 2019 Actual | 4,765                        |                            | 5,476                                        | 5,304 | 10,780 |                           |
| 2020 Actual | 2,044                        | -57.1%                     | 3,282                                        | 5,654 | 8,936  | -17.1%                    |
| 2021 Actual | 3,582                        | 75.2%                      | 4,272                                        | 7,170 | 11,441 | 28.0%                     |
| 2022 Actual | 4,345                        | 21.3%                      | 4,789                                        | 7,241 | 12,030 | 5.1%                      |
| 2023 Actual | 4,887                        | 12.5%                      | 5,588                                        | 5,162 | 10,750 | -10.6%                    |
| 2024 Actual | 5,250                        | 7.4%                       | 5,937                                        | 4,495 | 10,432 | -3.0%                     |
| 2025 Budget | 5,157                        | -1.8%                      | 5,903                                        | 4,310 | 10,213 | -2.1%                     |
| 2026        | 5,244                        | 1.7%                       | 6,004                                        | 4,312 | 10,316 | 1.0%                      |
| 2027        | 5,335                        | 1.7%                       | 6,107                                        | 4,355 | 10,462 | 1.4%                      |
| 2028        | 5,427                        | 1.7%                       | 6,211                                        | 4,399 | 10,610 | 1.4%                      |
| 2029        | 5,521                        | 1.7%                       | 6,316                                        | 4,443 | 10,759 | 1.4%                      |
| 2030        | 5,615                        | 1.7%                       | 6,423                                        | 4,488 | 10,911 | 1.4%                      |
|             |                              |                            |                                              |       |        |                           |
| Range       |                              | Average Annual Growth Rate |                                              |       |        |                           |
| 2019-24     | 2.0%                         |                            | 1.7%                                         | 1.0%  | 1.4%   |                           |
| 2024-30     | 1.1%                         |                            | 1.7%                                         | 0.7%  | 1.2%   |                           |
| 2025-30     | 1.7%                         |                            | 1.7%                                         | 0.8%  | 1.3%   |                           |

Source: Indianapolis Airport Authority

## Financial Analysis

L&B evaluated the ability of the Authority to generate revenues sufficient to meet the funding requirements and obligations established by the Authority Bond Ordinance during the Projection Period. The estimated financial impacts of the Authority's CIP are incorporated in the financial analysis contained in this Report. This includes debt service associated with the 2025A Authority Bonds and assumed future bonds. The financial analysis does not include any savings associated with the potential refunding of outstanding bonds. Per our analyses, and as required pursuant to the Rate Covenant, the Authority is projected to satisfy its obligations pursuant to the Authority Bond Ordinance in each year of the Projection Period.

**Table 3** below presents the projections of airline cost per enplaned passenger (CPE) and debt service coverage ratio for each year of the Projection Period. As shown, the Signatory Airline CPE includes terminal rents, apron area rents, passenger airline landing fees, and other ancillary charges. Signatory Airline CPE for 2025 is projected at \$14.83. Over the Projection Period, Signatory Airline CPE is projected to increase to \$20.41 in 2030. The projected Signatory Airline CPE over the Projection Period, while on the higher end of the range for Medium Hub airports, remains within reasonable levels as compared to other airports similarly situated to the Airport. Debt service coverage ratios over the Projection Period (calculated pursuant to the Bond Ordinance) range from a high of 1.73x in 2025 to 1.58x by 2030. As presented on Table 2, the Authority is projected to satisfy the Rate Covenant requirement of 1.25x in each year of the projection. For more information on the Rate Covenant, please refer to Section 4.3.2 of this Report.

**Table 3**                      **Debt Service Coverage and Airline CPE Projections**

| Fiscal Year | Debt Service Coverage Ratio | Signatory Airline CPE |
|-------------|-----------------------------|-----------------------|
| 2025        | 1.73x                       | \$14.83               |
| 2026        | 1.72x                       | \$15.53               |
| 2027        | 1.68x                       | \$18.42               |
| 2028        | 1.66x                       | \$20.00               |
| 2029        | 1.59x                       | \$20.24               |
| 2030        | 1.58x                       | \$20.41               |

Sources: Indianapolis Airport Authority; L&B

In preparing this analysis, L&B has relied upon the accuracy and completeness of financial information and assumptions provided to it by the Authority. The techniques and methodologies used in preparing this analysis are consistent with industry practices. Although L&B believes that the approach and assumptions used are reasonable and provide an appropriate basis for the financial forecasts, any forecast is subject to uncertainties. Inevitably, some assumptions used to derive the forecast contained herein will not be realized, and unforeseeable events may occur. The actual financial results achieved will vary from those forecasted in this analysis, and such variations could be material.

L&B is not registered with the U.S. Securities & Exchange Commission as a municipal advisor, is not acting as a municipal advisor, and does not assume any fiduciary duties or provide advisory services as described in Section 15B of the Securities Exchange Act of 1934 or otherwise. L&B does not make recommendations or advice regarding any action to be taken by our clients with respect to any prospective, new, or existing municipal financial products or issuance of municipal securities including with respect to the structure, timing, terms or other similar matters concerning municipal financial products or the issuance of municipal securities.

L&B, in association with Airmac LLC, appreciates this opportunity to serve as the Authority's Airport Consultant for this proposed financing.

Sincerely,

A handwritten signature in blue ink that reads "Landrum & Brown, Incorporated". The signature is written in a cursive, flowing style.

Landrum & Brown, Incorporated

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# 1 Role of the Airport and Economic Base for Air Traffic

This Chapter introduces the Indianapolis International Airport (Airport or IND) and summarizes the role the Airport serves in accommodating air traffic for the nation, the region, and the Airport's largest cargo carrier, Federal Express (FedEx), as the Airport serves as one of its hubs. This chapter also describes the socioeconomic base for the area surrounding the Airport and its ability to continue to support demand for air transportation.

## 1.1 Role of the Airport

In 1962, the City of Indianapolis (City), the Mayor of the City, and the Marion County (County) Council created the Indianapolis Airport Authority (Authority) pursuant to the Authority Act as a municipal corporation, separate from the City and the County. The Authority Act authorizes the Authority to own and operate public airports. In addition to the Airport, the Authority operates the Indianapolis Downtown Heliport and four general aviation (GA) airports: Eagle Creek Airpark, Indianapolis Metropolitan Airport, Hendricks County Airport, and Indianapolis Regional Airport (the GA airports are collectively referred to as the Reliever Airports). The Airport, the Downtown Heliport,<sup>11</sup> and the Reliever Airports are collectively referred to as the Airport System.

The Airport, the largest facility in the Airport System, is the principal commercial passenger service airport in the Indianapolis metropolitan area and in central Indiana. The Airport was initially opened as Indianapolis Municipal Airport in 1931. The Airport has been expanded and developed over the years to meet increased aviation demand and accommodate the economic growth of the region. Today, the Airport covers approximately 6,400 acres. It is located in Marion County and is approximately 13 driving miles from downtown Indianapolis. In September 2024, the Airport was rated by J.D. Power as the best for customer satisfaction among medium-sized airports for the 3<sup>rd</sup> straight year. Overall, the Airport has received this award for the 7<sup>th</sup> time.<sup>12</sup> The Airport was also ranked third in the 2024 Condé Nast Readers' Choice Awards for the Best Airports in the U.S. after finishing second in 2023.<sup>13</sup> In 2024, Airport Council International (ACI) named the Airport as one the three best airports between five (5) and 15 million passengers per year in North America. It was also named as one of the most enjoyable and cleanest airports in North America.<sup>14</sup> In 2024, the Airport was listed in the Top 10 Best Domestic Airports by Travel + Leisure for the ninth straight year.<sup>15</sup>

### 1.1.1 National Role

In the National Plan of Integrated Airport Systems (NPIAS), the Federal Aviation Administration (FAA) categorizes U.S. airports based on their level of activity within the national airport system. These categories help to define the role for each of the nearly 3,300 public-use airports included in the NPIAS. According to the FAA data, the Airport had approximately 4.8 million enplaned passengers in 2023.<sup>16</sup> The Airport accounted for less than 1.0% but more

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<sup>11</sup> In June 2021, the Authority submitted a request to the Federal Aviation Administration to close the Indianapolis Downtown Heliport. In November 2024, the FAA sent a letter of intent to release the Authority from any federal obligations. In December 2024, the City acquired an option to purchase the Heliport at fair market value during the next three years.

<sup>12</sup> J.D. Power, Readers' Choice Awards The Best Airports in the United States: 2024 Readers' Choice Awards, accessed at <https://www.cntraveler.com/galleries/2014-11-24/the-best-and-worst-airports-in-america-readers-choice-awards-2014>, February 2025.

<sup>13</sup> Condé Nast Traveler, Top 10 Airports in the U.S.: Readers' Choice Awards 2023, accessed online at <https://www.cntraveler.com/story/top-airports-in-the-us>.

<sup>14</sup> Airport Council International, ASQ Awards and Recognition, accessed online at <https://aci.aero/programs-and-services/asq/asq-awards-and-recognition/>.

<sup>15</sup> Travel + Leisure, These Are the Best U.S. Airports in 2024, According to T+L Readers, <https://www.travelandleisure.com/wba-2024-united-states-airports-8659765>

<sup>16</sup> Final CY23 Enplanements at All Commercial Service Airports, Federal Aviation Administration, October 2, 2024.

than 0.25% of the annual U.S. commercial enplaned passengers and, as such, is classified as a Medium Hub airport. There were 33 Medium Hub airports in the U.S. in 2023, which combined, accounted for 16.3% of all enplaned passengers in the U.S. Overall, the Airport was ranked as the 47<sup>th</sup> busiest commercial service airport in the U.S. in 2023 in terms of enplaned passengers based on FAA data.

In addition to passenger operations, there is a significant amount of air cargo processed at the Airport as the second busiest U.S. air cargo hub for FedEx. According to data from the Authority, approximately 1.01 million tons of air cargo, including both freight and mail, were loaded and unloaded at the Airport in 2019. Many airports in the U.S. saw a surge in cargo volumes in 2020 during a time when restrictions related to the Coronavirus Disease 2019 (COVID-19) pandemic were at their height. In 2020, the Airport had an increase in cargo volume of 10.5%, the 12<sup>th</sup> highest growth in the top 50 cargo airports in North America. In 2021, the Airport had approximately 1.33 million tons of total (inbound and outbound) air cargo, an increase of 19.5%, which was the 4<sup>th</sup> highest growth experienced by North America's top 50 cargo airports. However, cargo traffic in the U.S. has been declining in recent years. At the Airport, cargo volume declined by 31.9% from 2021 to 2024. The 907,868 tons at the Airport in 2024 was 10.2% lower than 2019. ACI-NA ranked the Airport as the 9<sup>th</sup> busiest cargo airport in the U.S. and 29<sup>th</sup> busiest worldwide in 2023. In 2019, the airport was ranked 9<sup>th</sup> busiest airport in the U.S. and 28<sup>th</sup> busiest worldwide. According to FAA's data, all-cargo aircraft had a landed weight of 2.6 million tons at the Airport in 2023, the 8<sup>th</sup> highest all-cargo landed weight in the U.S.

### 1.1.2 Regional Role

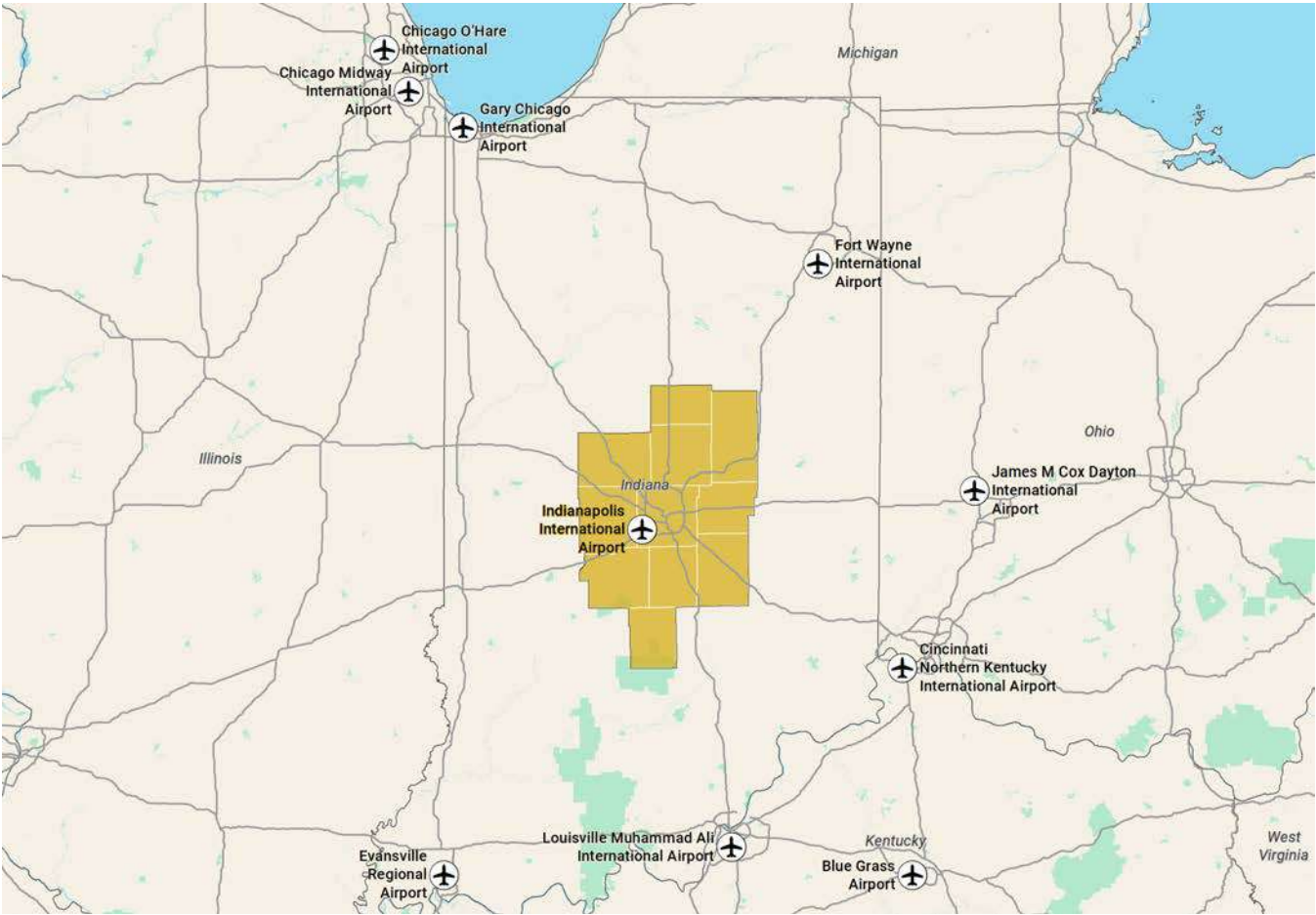
The Airport is the primary commercial service airport serving central Indiana including the Indianapolis-Carmel-Anderson, Indiana Metropolitan Statistical Area (Indianapolis MSA) and the surrounding region. The Airport is the largest airport in the State of Indiana (State). The counties immediately surrounding the Airport are generally considered its air service area. In areas where there are overlaps in demand attraction with other commercial service airports, a secondary area, or contested area, can be defined as its catchment area. The Airport has an extensive catchment area due to its central geographic location and an interconnected highway system. In the case of the Airport, the catchment area includes counties that are also served by the Cincinnati/Northern Kentucky International Airport (CVG), James M. Cox Dayton International Airport (DAY), Fort-Wayne International Airport (FWA), Louisville Muhammad Ali International Airport (SDF), Chicago O'Hare International Airport (ORD), and Chicago Midway Airport (MDW).

Most of the traffic at the Airport is generated within the nearest counties surrounding IND. This geographical region is referred to herein as its Air Service Area (ASA) which is defined as the Indianapolis Metropolitan Statistical Area (MSA). The ASA, and Indianapolis MSA, is comprised of 11 counties in central Indiana: Marion (Airport's location), Boone, Brown, Hamilton, Hancock, Hendricks, Johnson, Madison, Morgan, Shelby, and Tipton Counties.<sup>17</sup> As described above, air traffic demand can extend beyond an air service area depending on the location of other population centers and availability of other commercial service airports (catchment area); however, it is generally the economic strength of an air service area that provides the principal demand in supporting O&D air travel. For the purposes of this Report, the socioeconomic characteristics of the ASA were evaluated as the basis for air travel for the Airport. **Figure 1-1** illustrates the ASA and other commercial service airports within the catchment area. As shown, CVG is the nearest competing commercial service airport to IND and is also classified as a Medium Hub by the FAA.

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<sup>17</sup> Executive Office of the President: Office of Management and Budget, Revised Delineations of Metropolitan Statistical Areas, and Combined Statistical Areas, and Guidance on Uses of the Delineations of These Areas, July 21, 2023.

Figure 1-1 Air Service Area and Proximity to Other Airports



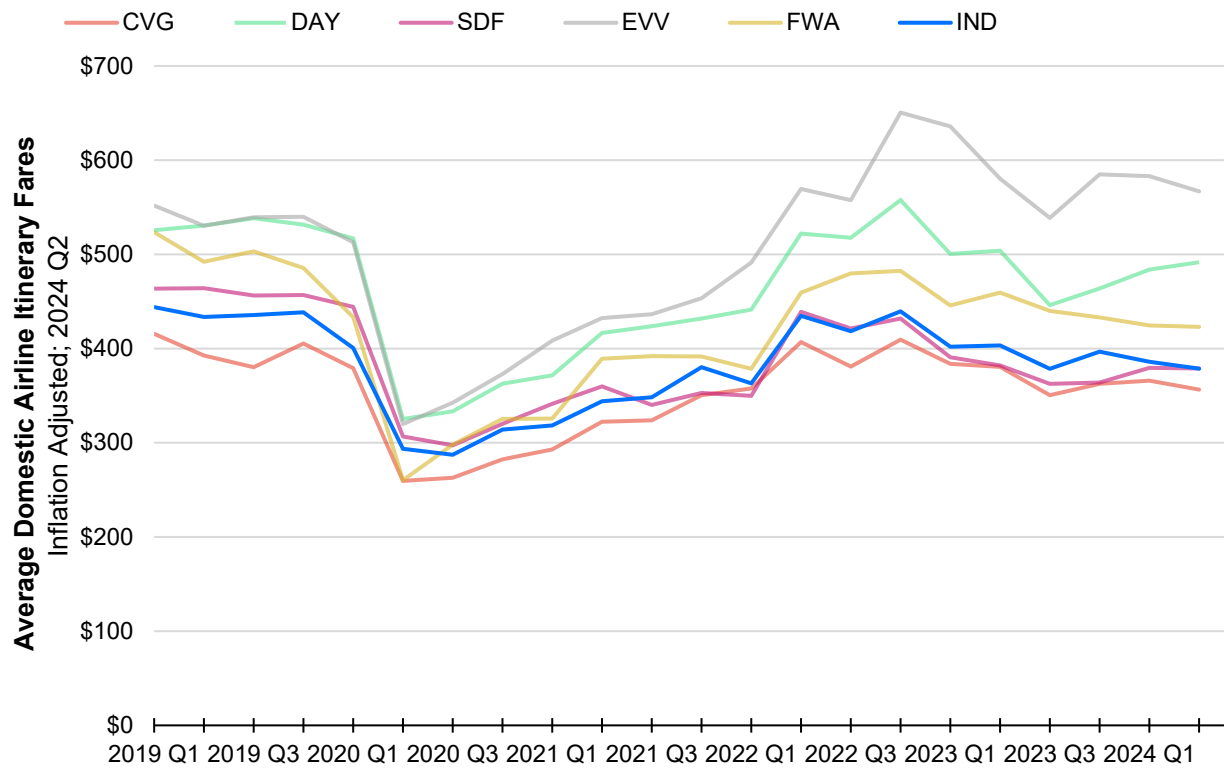
| Airport                                       | Code       | Airport Category | Driving Distance from the Airport | Nonstop Destinations | 2023 Enplaned Passengers (000s) |
|-----------------------------------------------|------------|------------------|-----------------------------------|----------------------|---------------------------------|
| <b>Indianapolis International Airport</b>     | <b>IND</b> | <b>Medium</b>    | <b>-</b>                          | <b>47</b>            | <b>4,788</b>                    |
| Cincinnati/NKY International Airport          | CVG        | Medium           | 118                               | 56                   | 4,288                           |
| James M. Cox Dayton International Airport     | DAY        | Small            | 125                               | 15                   | 594                             |
| Louisville Muhammad Ali International Airport | SDF        | Small            | 128                               | 36                   | 2,268                           |
| Fort Wayne International Airport              | FWA        | Small            | 137                               | 16                   | 393                             |
| Evansville Regional Airport                   | EVV        | Non              | 153                               | 10                   | 165                             |
| Gary/Chicago International Airport            | GYG        | Non              | 161                               | 0                    | n.a.                            |
| Lexington Blue Grass Airport                  | LEX        | Small            | 192                               | 15                   | 666                             |

Source: Landrum & Brown, Inc. (map); Authority (for the Airport), Airline Activity Report. Federal Aviation Administration, Air Carrier Activity Information System (ACIAS), accessed February 2025.

The Airport primarily serves origin and destination (O&D) passenger traffic, which either begins or ends its travel at the Airport. In 2024, O&D passenger traffic accounted for approximately 97.8% of the total enplaned passengers at the Airport. The remaining 2.2% of passenger connected through the Airport on their way to their final destination (connecting passengers). More information on the Airport’s O&D market is presented in Chapter 2.

The Airport has maintained competitive airfares as compared to the other airports in the region. **Figure 1-2** illustrates the average one-way domestic airfare paid at the Airport versus other airports in the region. As shown, average airfare at the Airport has historically been on the lower end of the range as compared to other airports in the region. In the first quarter of 2024 (the most recent data available) for airports included in this analysis, the Airport’s average airfare ranks near the least costly as it ranges from \$188 lower than EVV (the highest cost airport) to \$22 higher than CVG (the lowest cost airport). With favorable airfare cost and air service offerings, the Airport is an attractive option for people across the region.

**Figure 1-2      Regional Airport Domestic Airfare Comparison (2019 Q1 – 2024 Q1)**



Source: U.S. Department of Transportation, Average Domestic Airline Itinerary Fares by Origin City, accessed January 2025.

1.1.3      Role as an Air Cargo Hub for FedEx

The Airport serves as a major air cargo hub for FedEx. As mentioned previously, according to data from ACI-NA, the Airport was ranked as the 9<sup>th</sup> busiest cargo airport in the U.S. and 29<sup>th</sup> largest worldwide in 2023 in terms of air cargo tonnage. In 2024, FedEx handled 889,376 tons of total (inbound and outbound) air cargo at the Airport, accounting for 98.0% of the total air cargo at the Airport.

FedEx opened its hub at the Airport in 1988 as a 600,000-square-foot facility. Since 1988, the facility has been expanded to a 3.0 million-square-foot facility on approximately 450 acres. The facility is the company’s second-largest cargo facility, trailing only its ‘SuperHub’ at Memphis International Airport (MEM). In 2018, FedEx announced a seven-year \$1.5 billion investment to expand and modernize its facilities at the Airport to keep pace with the steady growth in e-commerce activity. FedEx has completed several projects associated with the expansion program. However, FedEx notified the Authority that the expansion timeline will be extended beyond originally expected. FedEx has provided the Authority with no additional information regarding the status of previously stated plans or the timing thereof.

One of the more important aspects of locating an air cargo hub and expanding it in the future is the relationship it has to accessing a large portion of the U.S. population by truck. A major initiative over the last decade for integrators, such as FedEx, has been to move air packages into ground loads. Transporting cargo by ground is more cost effective and having a major hub close to a large portion of the U.S. population helps that business model. Ranking number one in pass-through highways, Indiana is within a one-day drive of 60% of the U.S. population, which is a geographical advantage for the air cargo hub at the Airport.<sup>18</sup>

**Table 1-1** provides FedEx’s largest domestic facilities. The FedEx facility at Indianapolis is leased from the Authority through 2053 with FedEx having two additional ten-year options to extend. More details on FedEx’s air cargo hub and lease at the Airport are contained in Chapters 2 and 3 of this Report.

**Table 1-1                      Domestic Federal Express Sorting and Handling Facilities (see note)**

| Location                | Hub Status          | Acres      | Square Feet      | Sorting Capacity<br>(Packages Per Hour) |
|-------------------------|---------------------|------------|------------------|-----------------------------------------|
| Memphis, TN             | Primary Hub         | 916        | 3,671,859        | 484,000                                 |
| <b>Indianapolis, IN</b> | <b>National Hub</b> | <b>450</b> | <b>3,002,925</b> | <b>140,000</b>                          |
| Miami, FL               | National Hub        | 35         | 284,809          | 7,000                                   |
| Fort Worth, TX          | Regional Hub        | 168        | 987,388          | 76,000                                  |
| Newark, NJ              | Regional Hub        | 70         | 634,193          | 156,000                                 |
| Oakland, CA             | Regional Hub        | 75         | 587,700          | 63,000                                  |
| Greensboro, NC          | Regional Hub        | 165        | 595,000          | 23,000                                  |
| Chicago, IL             | Metropolitan Hub    | 54         | 481,350          | 24,000                                  |
| Los Angeles, CA         | Metropolitan Hub    | 34         | 305,300          | 23,000                                  |

Note:                Excludes facility in Anchorage which handles international express package and freight to and from Asia, Europe, and North America.  
Source:            Federal Express, 2024 Annual Report.

<sup>18</sup>     Indy Partnership, Indianapolis Region: Crossroads of America, March 2021.



## 1.2 Socioeconomic Base for Air Travel

Generally, air travel demand at an airport is largely correlated with the demographic and economic characteristics of the surrounding region. The economic strength of the ASA has a major impact on the air traffic activity at the Airport since the vast majority of the Airport’s passenger demand is O&D. The following sections review current economic trends and conditions in the ASA and present data indicative of its capability to generate demand for air transportation over the projection period in this Report of 2025 through 2030 (Projection Period).

Data for population, employment, income, and gross regional product (GRP) for the ASA are discussed below. Parallel data for the U.S. and the State are also shown, as applicable, to provide a basis of comparison to local trends. Where available, historical data will be presented for 2014 to 2023 period, which represents the most recent 10-year period for historical data. Also, where available, data projections through 2030 are included to be consistent with air traffic and financial projections presented later in this Report. Historical data and projections are provided by Woods & Poole Economic, Inc (W&P) unless otherwise noted.

### 1.2.1 Population

A growing population is a significant source of demand for air travel. **Table 1-2** provides the historical population data for 2014, 2019, and 2023 for the ASA. Between 2014 and 2023, the population in the ASA increased from approximately 2.0 million to 2.1 million, which is a 9.1% total increase and a compound annual growth rate (CAGR) of 1.0%, which is higher than that of the U.S. at 0.5% and the State at 0.4%. Hamilton County and Boone County on the north of the region, were the fastest growing counties in the ASA over this period. Marion County, which is the largest county of the ASA and where the Airport and the City are located, had a population growth of 0.3% during this period.

**Table 1-2                      Population (2014, 2019, and 2023)**

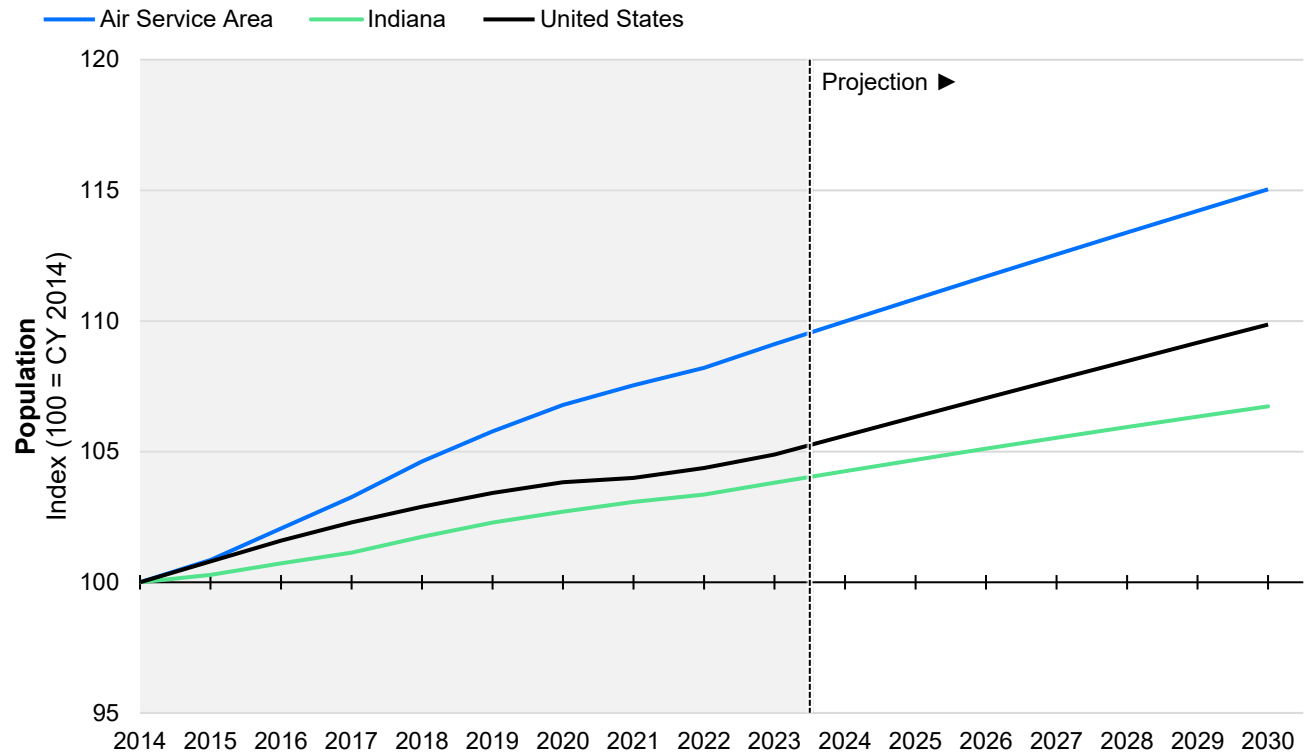
| Region                  | Population (In Thousands) |              |              | CAGR        |
|-------------------------|---------------------------|--------------|--------------|-------------|
|                         | 2014                      | 2019         | 2023         | 2014 - 2023 |
| United States           | 319,295                   | 330,222      | 334,915      | 0.5%        |
| Indiana                 | 6,610                     | 6,762        | 6,862        | 0.4%        |
| <b>Indianapolis MSA</b> | <b>1,960</b>              | <b>2,073</b> | <b>2,138</b> | <b>1.0%</b> |
| Boone County            | 62                        | 70           | 76           | 2.2%        |
| Brown County            | 15                        | 15           | 16           | 0.4%        |
| Hamilton County         | 305                       | 342          | 372          | 2.2%        |
| Hancock County          | 72                        | 79           | 86           | 2.0%        |
| Hendricks County        | 157                       | 172          | 186          | 1.9%        |
| Johnson County          | 148                       | 160          | 168          | 1.4%        |
| Madison County          | 130                       | 130          | 133          | 0.2%        |
| Marion County           | 941                       | 974          | 968          | 0.3%        |
| Morgan County           | 70                        | 71           | 73           | 0.5%        |
| Shelby County           | 44                        | 45           | 45           | 0.2%        |
| Tipton County           | 15                        | 15           | 15           | -0.2%       |

Source:        Woods & Poole Economics, Inc., 2024 Complete Economic and Demographic Data Source, June 2024.



**Figure 1-3** depicts the historical and projected population indexed to 2014 for the ASA, the State, and for the overall U.S. Since 2014, population growth in the ASA has significantly outpaced the nation. According to W&P, the population in the ASA is forecast to increase from 2.1 million in 2023 to 2.3 million in 2031, resulting in a CAGR of 0.8%, which is higher than the forecast for the nation’s population (0.7%) and higher than the State (0.4%).

**Figure 1-3      Historical and Forecast Population Trends (2014 –2030)**



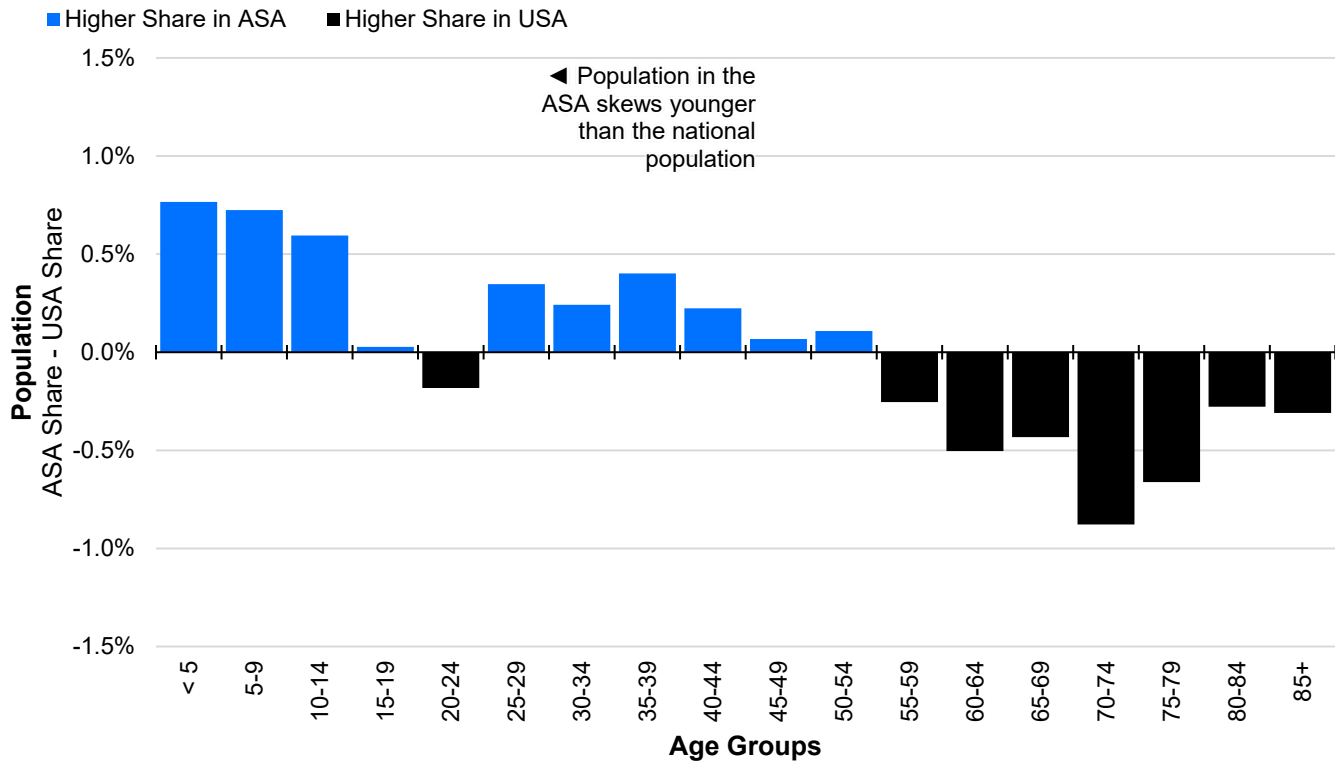
Source: Woods & Poole Economics, Inc., 2024 Complete Economic and Demographic Data Source, June 2024.

**1.2.1.1      Age Distribution**

Demand for air travel varies by age group. It is assumed that people of working ages<sup>19</sup> from 25 to 64 account for a higher share of air travel than older or younger people as they often travel for business purposes and generally have more disposable income available for leisure trips. **Figure 1-4** presents the distribution of age groups in the ASA in comparison to the U.S. Overall, the median age of the population for the ASA (37.0 years) is lower than nationally (39.0 years). The ASA’s share of population between the working ages of 25 and 64 is currently higher than that of the U.S. Persons within the ASA between the ages of 25 and 64 account for 52.3% of the population as compared to 51.6% for the U.S.

<sup>19</sup> Commonly, working age is defined at those people aged 15 to 64. However, for the purposes of this Report, a narrower age range of 25 to 64 has been used to reflect the group of people most likely beyond secondary education and more likely to be employed on a full-time basis.

Figure 1-4      Age Distribution Parity (2023)



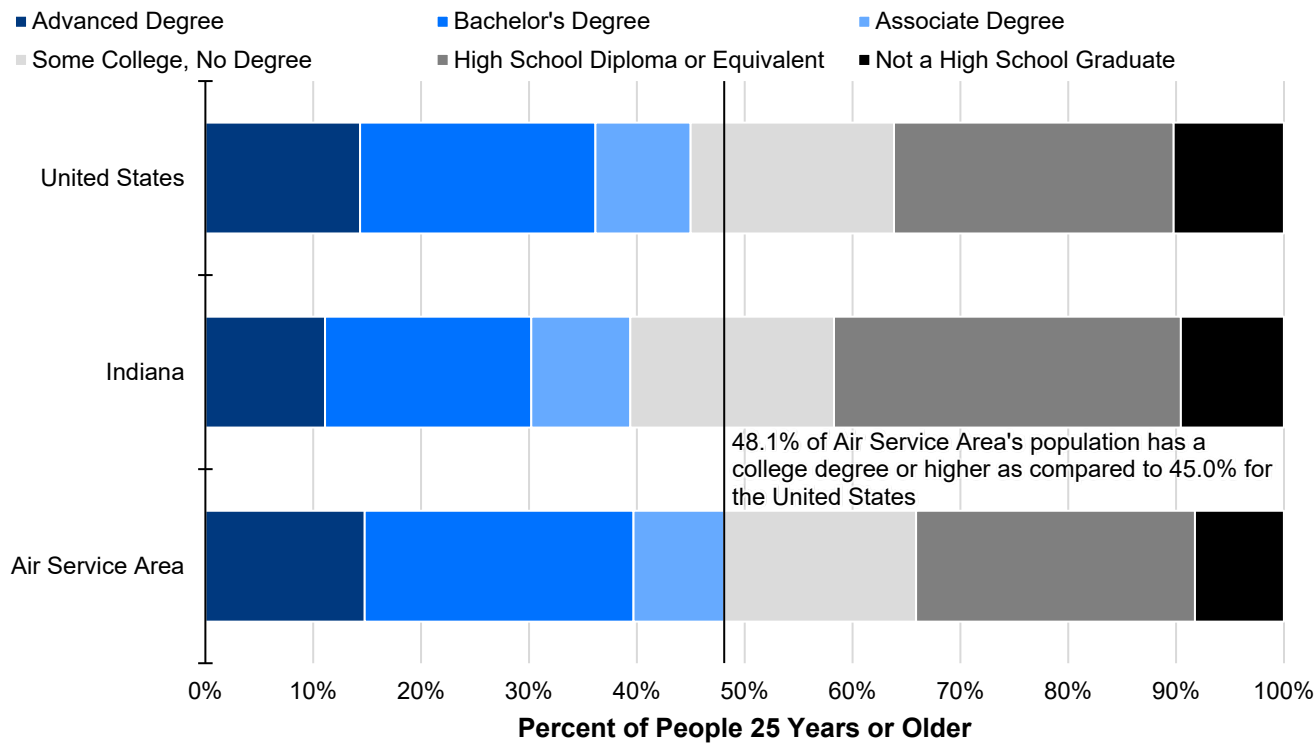
Source: US Census Bureau, 2023: ACS 1-Year Estimates Data Profiles.

1.2.1.2      Educational Attainment

Consumer Expenditure Survey data from the U.S. Bureau of Labor Statistics show that persons with a college degree generate a high percentage of expenditures on air travel. Data indicate that 74% of airline fares are purchased by college graduates, while 18% are purchased by consumers who have had some college or have earned an associate degree. Approximately 8% of airline fares are purchased by consumers who never attended college.<sup>20</sup> **Figure 1-5** presents the share of educational attainment for persons aged 25 or older within the ASA, the State, and the U.S. According to the U.S. Census Bureau, 48.1% of the population aged 25 or older in the ASA have a college degree or higher. By comparison, only 45.0% of the population aged 25 or older in the U.S. have a college degree or higher.

<sup>20</sup> *Who's Buying for Travel*, 12th Edition, New Strategist Publications, 2018.

**Figure 1-5 Educational Attainment (2023)**

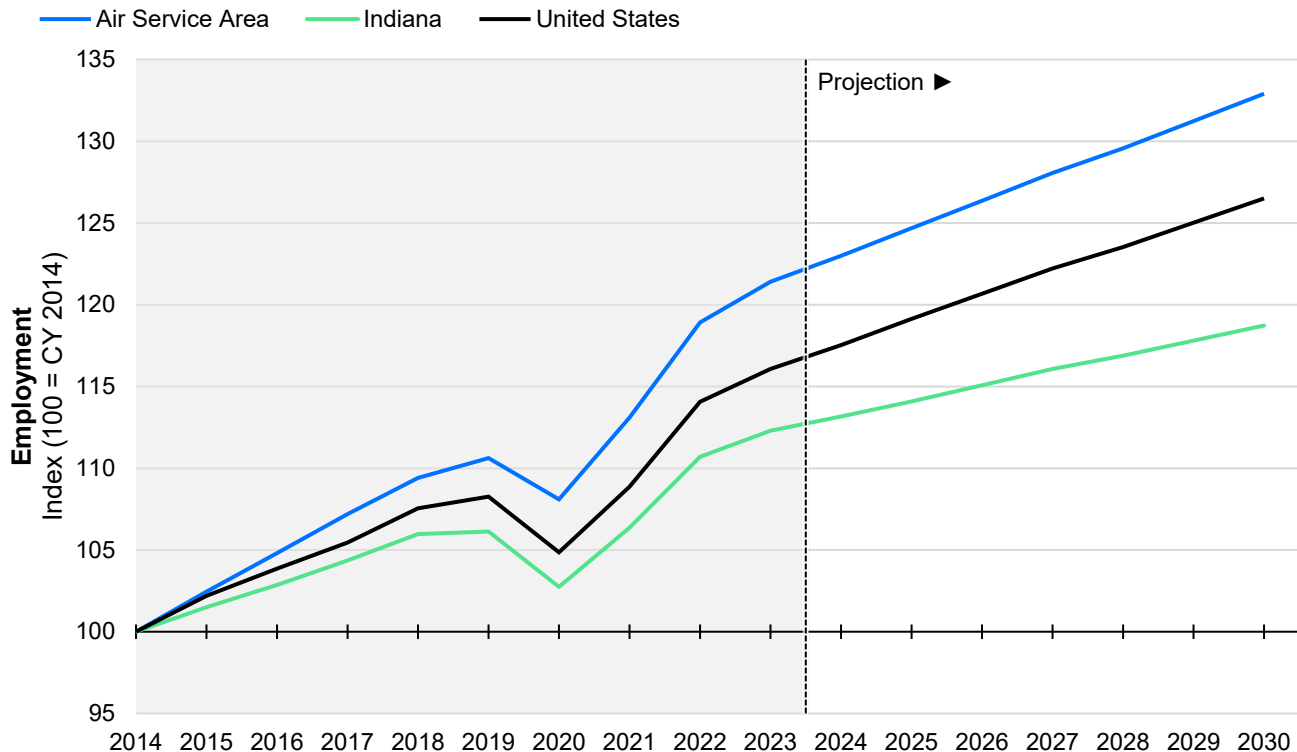


Source: US Census Bureau, 2023: ACS 1-Year Estimates Data Profiles.

In addition to having a highly educated population, the ASA is also home to more than 40 institutions of higher learning, such as Butler University, Indiana University Indianapolis, Marian University Indianapolis, and University of Indianapolis, among others. According to the U.S. Census Bureau, 30.2% of the population in the Indianapolis MSA ages 18 to 24 are currently enrolled in college or graduate school. Educational institutions generate demand for air travel through academic conferences, visiting professorships, study abroad programs, and individual student and faculty travel.

### 1.2.2 Employment

Growth in employment is an important indicator of the overall health of the local economy. Historically, changes in population and employment tend to be closely correlated as people migrate in and out of areas largely depending on their ability to find work. **Figure 1-6** presents historical and projected employment in the ASA, the State, and the U.S. indexed to 2014. From 2014 through 2019, employment in the ASA increased at a CAGR of 2.0%, higher than the rate for the U.S. (1.6%). In 2020, employment in the ASA decreased by 2.3% principally related to the impacts associated with the COVID-19 pandemic. The decline in employment was not as deep when compared to many other areas of the U.S. In 2020, employment in the U.S. decreased by 3.1%. By 2021, employment in the ASA fully recovered as it exceeded 2019 levels and continued to increase in 2022 and 2023. In comparison, employment in the overall U.S. did not recover until 2022. The ASA overall is forecast to have a higher long-term growth rate in employment (1.3%) throughout the projections as compared to the U.S. as a whole (1.2%).

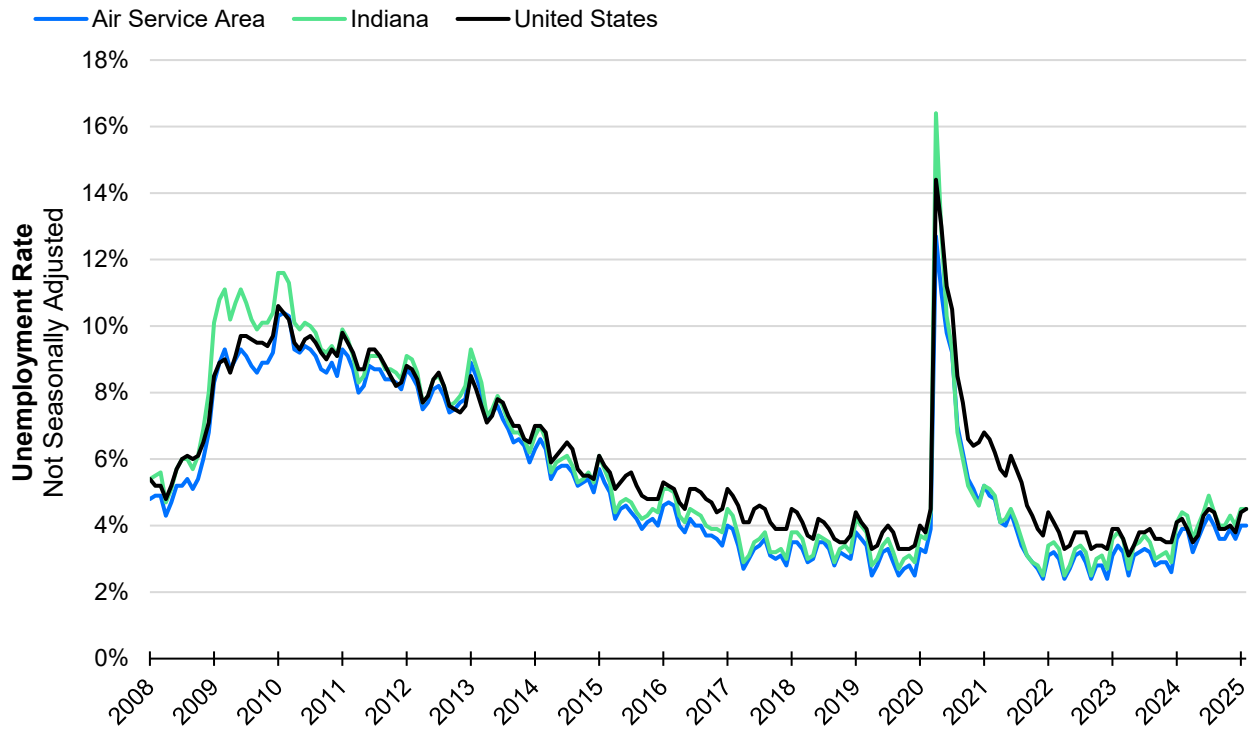
**Figure 1-6 Historical and Forecast Employment Trends (2014 – 2030)**

Source: Woods & Poole Economics, Inc., 2024 Complete Economic and Demographic Data Source, June 2024.

### 1.2.2.1 Labor Force & Unemployment Rates

Unemployment rates are an indicator of economic health as rates usually decrease as economic activity in the region grows. **Figure 1-7** presents the historical unemployment rates for the ASA, the State, and the U.S. As shown, unemployment rates in the ASA have been either similar or more favorable than the national average. Primarily as a result of the Great Recession (generally late 2007 to mid-2009) and its lingering impacts, unemployment for the ASA reached 10.4% in February 2010 as compared to the national unemployment rate of 10.6% in January 2010. Starting in March 2020, unemployment rates increased to historic levels as a result of stay-at-home orders and companies hedging for potential losses due to the COVID-19 pandemic. In April 2020, the unemployment rate for the ASA reached 12.7% compared to the national rate of 14.4% and the State's rate of 16.4%. The national unemployment rate, the State's unemployment rate, and the unemployment rate in the ASA declined relatively rapidly from these peaks over the next several months. In August 2021, the ASA unemployment rate dropped below that of the pre-pandemic levels. Since that time, the ASA's unemployment rate has been routinely below the U.S. In February 2025, the unemployment rate for the ASA was 4.0%, which was lower than the U.S. and the State at 4.5% and 4.5% respectively.

**Figure 1-7 Unemployment Rates (January 2008 - February 2025)**



Note: Not seasonally adjusted.

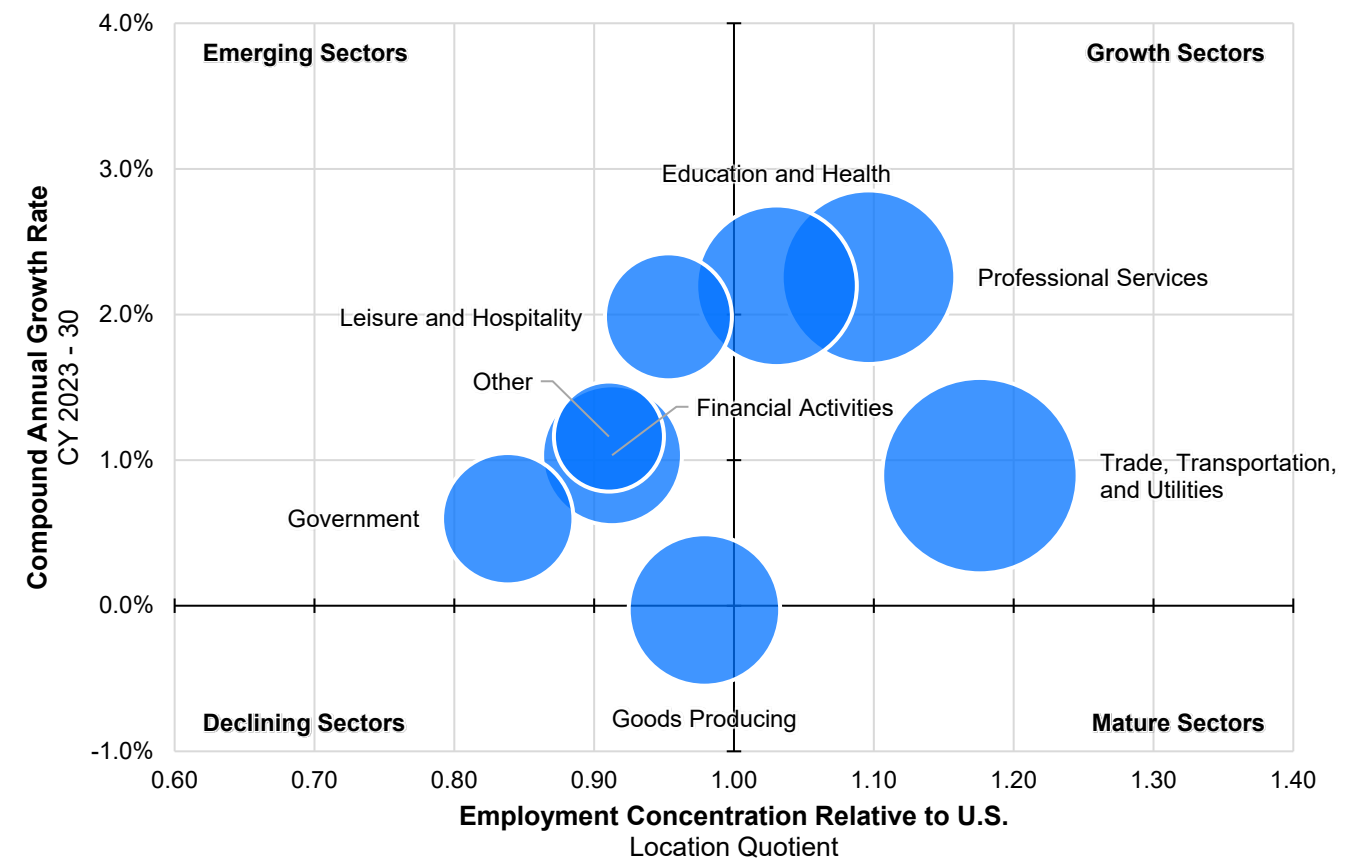
Sources: U.S. Department of Labor: Bureau of Labor Statistics, Labor Force Statistics from the Current Population Survey, accessed April 2025.

### 1.2.2.2 Industry Sectors

The breakdown of jobs by employment sectors within a region can provide insight as to how resilient the local economy is to downturns. **Figure 1-8** presents a comparison of employment by industry sector between the ASA and the U.S. and the forecasted future growth of each sector. The comparison is provided using a location quotient (LQ), which is an analytical statistic that measures a region's industrial specialization relative to a larger geographic unit. A LQ is computed as an industry's share of a regional total for some economic statistic (earnings, Gross Regional Product (GRP) by metropolitan area, employment, etc.) divided by the industry's share of the national total for the same statistic.

For example, the ASA's trade, transportation, and utilities sector has a LQ of 1.18 which means the region has a higher concentration in that sector than the nation. As shown, the professional services; trade, transportation, and utilities; and education and health are higher in concentration in the ASA than the U.S. Furthermore, these sectors along with leisure and hospitality are projected to have some of the highest growth in jobs in the region. The growth for these sectors is higher than the national average which results in their LQs increasing over time. Overall, the ASA's employment sectors appear to be positioned to continue to provide jobs that are consistent with demand for air travel.

Figure 1-8      Employment by Industry Sector (2023)



Notes: A location quotient (LQ) is an analytical statistic that measures a region’s industrial specialization relative to a larger geographic unit. An LQ is computed as an industry’s share of a regional total for some economic statistic (earnings, GDP by metropolitan area, employment, etc.) divided by the industry’s share of the national total for the same statistic.

Source: Woods & Poole Economics, Inc., 2024 Complete Economic and Demographic Data Source, June 2024.

1.2.2.3      Major Employers

Table 1-3 provides a list of the largest employers in the ASA. These employers consist of several services sector and health care providers, among others.

Annually, *Fortune* magazine publishes a listing of the largest companies in the U.S. as defined by revenue. There are three Fortune 500 Companies (Elevance Health,<sup>21</sup> Corveva, and Eli Lilly) headquartered in the ASA. These three companies generated approximately \$222.7 billion in revenue in 2023.<sup>22</sup>

<sup>21</sup> Elevance Health is the new name for the company formerly known as Anthem, Inc., effective June 28, 2022.

<sup>22</sup> Fortune, Fortune 500, accessed June 2024, <https://fortune.com/rankings/>

**Table 1-3**                      **ASA Principal Employers (2023)**

| Company                                                                      | Number of Employees | Share of Total Employed<br>in MSA |
|------------------------------------------------------------------------------|---------------------|-----------------------------------|
| Indiana University Health                                                    | 23,187              | 2.1%                              |
| St. Vincent Hospital and Health                                              | 17,398              | 1.6%                              |
| Community Health Network                                                     | 15,000              | 1.4%                              |
| Indiana University–Purdue University<br>Indianapolis & IU School of Medicine | 14,000              | 1.3%                              |
| Eli Lilly and Company                                                        | 11,279              | 1.0%                              |
| Walmart                                                                      | 9,582               | 0.9%                              |
| Amazon                                                                       | 8,500               | 0.8%                              |
| Kroger                                                                       | 7,520               | 0.7%                              |
| Federal Express                                                              | 5,800               | 0.5%                              |
| Elevance Health                                                              | 4,870               | 0.4%                              |
| <b>Total</b>                                                                 | <b>117,136</b>      | <b>10.8%</b>                      |
| Employees in ASA                                                             | 1,083,730           |                                   |

Source: Indianapolis Airport Authority, 2023 Annual Comprehensive Financial Report.

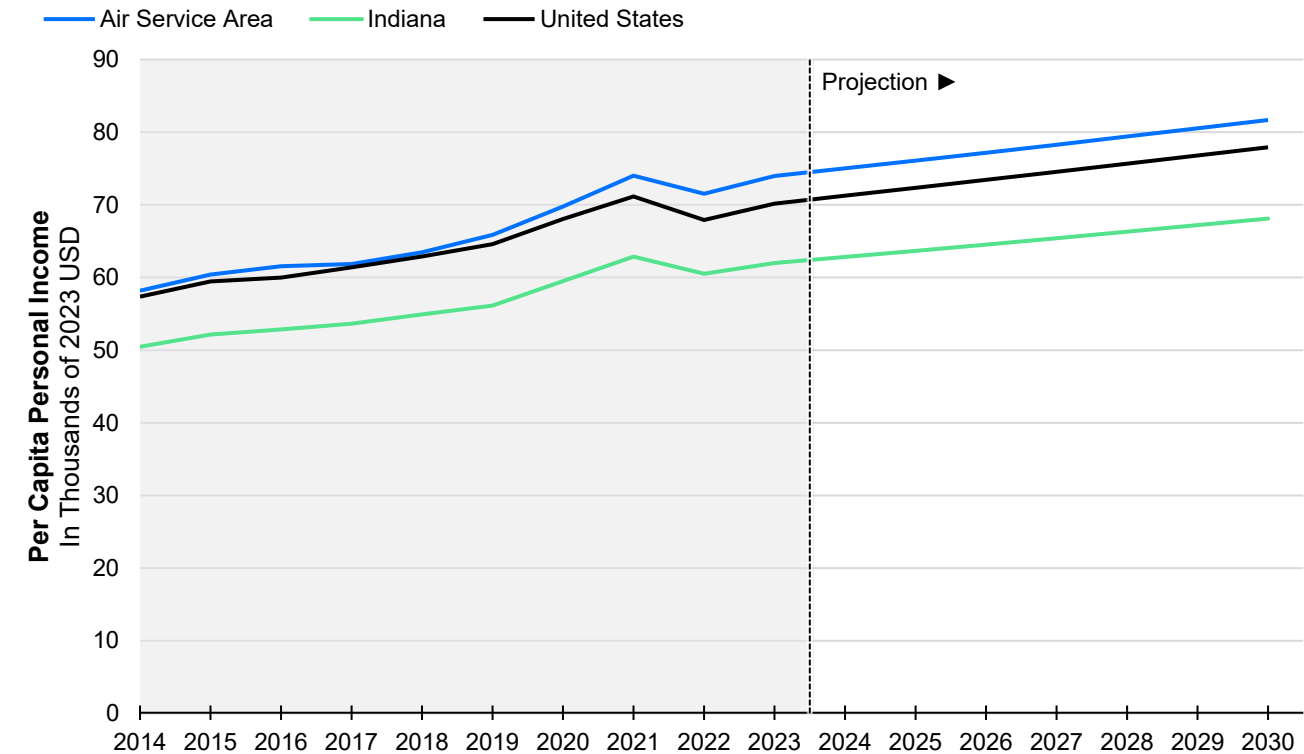
### 1.2.3 Income

Income statistics are broad indicators of the relative earning power and wealth of an area and provide a measure of the relative affluence of a region's residents and, consequently, of their ability to afford air travel. Although personal income is a vital statistic, it is only a portion of determining whether a person has the means to afford air travel. The amount of disposable income available is dependent on both wages and the cost of necessary living expenses. If the cost of living is too high, then a person may not have the disposable income necessary to purchase a ticket. Therefore, increases in inflation can also contribute negatively to air travel demand. The following sections present data on per capita personal income and household income.

#### 1.2.3.1 Per Capita Personal Income

Per capita personal income (PCPI) corresponds to the income per resident (total income divided by total population). **Figure 1-9** provides the historical and forecasted PCPI for the ASA, the State, and the U.S. from 2014 through 2030 as reported in 2023 U.S. dollars (USD). In 2014, PCPI in the ASA was \$58,187, which was higher than the national average of \$57,368. From 2014 through 2023, PCPI in the ASA has increased at a CAGR of 2.7% as compared to a 2.3% CAGR for the U.S. This higher growth resulted in the PCPI in the ASA reaching an estimated \$73,972 in 2023 which was \$3,800 higher than the national average. The PCPI in the ASA is forecasted to continue to stay above the national average.

**Figure 1-9**                    **Historical and Forecast Per Capita Personal Income Trends (2014 – 2030)**



Source: Woods & Poole Economics, Inc., 2024 Complete Economic and Demographic Data Source, June 2024.

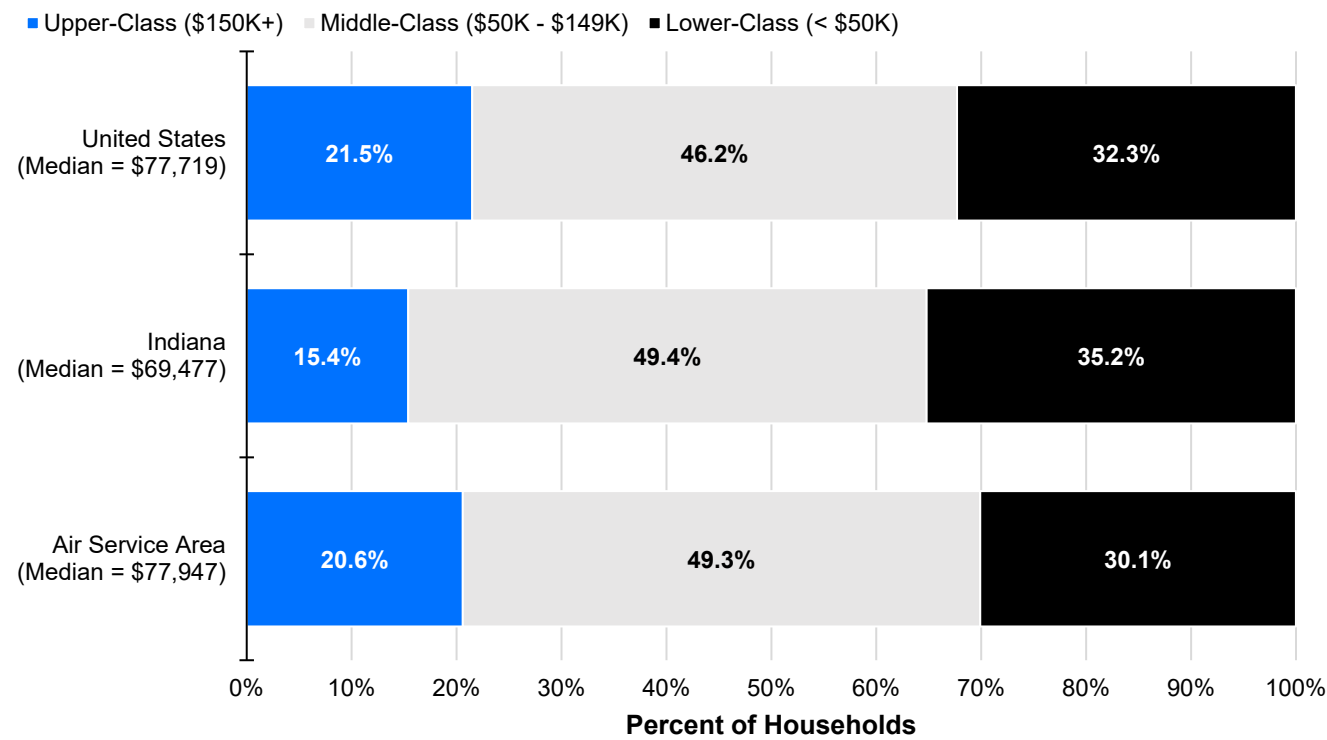
**1.2.3.2 Household Income**

To understand the distribution of income within the region, households within the ASA were segmented into three categories: upper-class households, middle-class households, and lower-class households. The Pew Research Center defines the upper-class as adults whose income is more than double the national median. In 2023, the national median household income was \$77,719, so upper-class would be considered those with a household income over \$155,438. For the purposes of this Report, upper-class has been defined as those with a household income of \$150,000 or more. The Pew Research Center defines the middle-class as adults whose income falls between two-thirds and double the national median. For the purposes of this Report, middle-class has been defined as those with a household income of at least \$50,000 but less than \$150,000. Households in the middle and upper-class brackets are more likely to have individuals whose jobs require travel when compared to lower-class households. Additionally, upper-class households generally have more disposable income and can therefore afford more leisure travel than households in other income brackets.

**Figure 1-10** presents the percentage of households within each income bracket for the ASA as compared to the U.S. for 2022. As shown, 20.6% of households in the ASA were considered upper-class, which is below the national average of 21.5%. However, the ASA has a larger share of middle-class households (49.3%) compared to the U.S. (46.2%). The median household income for the ASA was also higher than that of the U.S. and State.



**Figure 1-10      Distribution of Household Income (2023)**

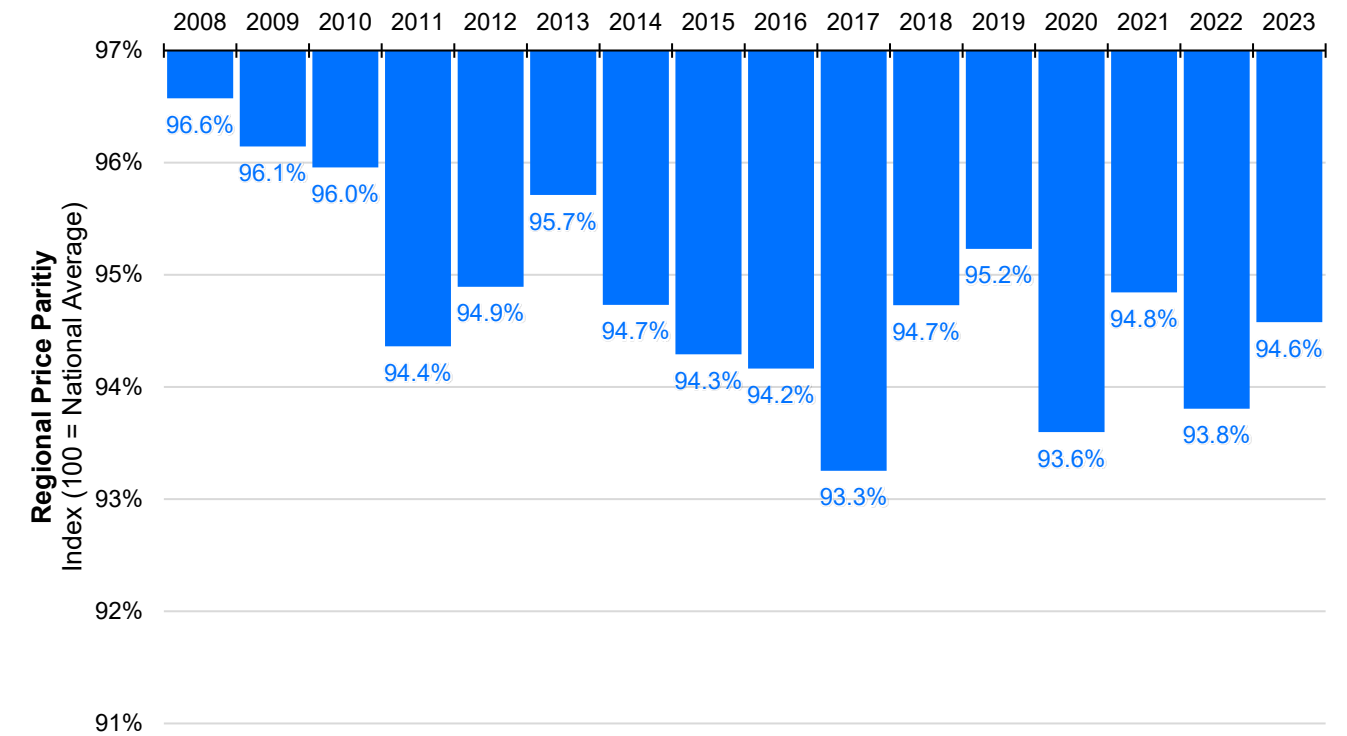


Source: US Census Bureau, 2023: ACS 1-Year Estimates Data Profiles, accessed July 2024.

**1.2.4      Cost of Living**

Although personal income is a vital statistic, it is only one determinant of the purchasing power of the people within a region and whether those people have the means to afford to travel by air. Other things being equal, a higher cost of living means less disposable income to purchase an airline ticket. Additionally, a relatively low cost of living can be a significant incentive for businesses to locate in a particular city. The U.S. Bureau of Economic Analysis uses Regional Price Parities (RPPs) to account for the cost of living in specific locations. RPPs measure the differences in the price levels of goods and services across states and metropolitan areas for a given year. RPPs are expressed as a percentage of the overall national price level, where the national average equals 100. **Figure 1-11** provides the RPP for the ASA from 2008 through 2022. In 2023, the RPP for the ASA was 94.6%, which indicates that the region’s cost of living is roughly 5.4% lower than that of the nation.

**Figure 1-11      Regional Price Parity for Indianapolis MSA (2008 – 2023)**

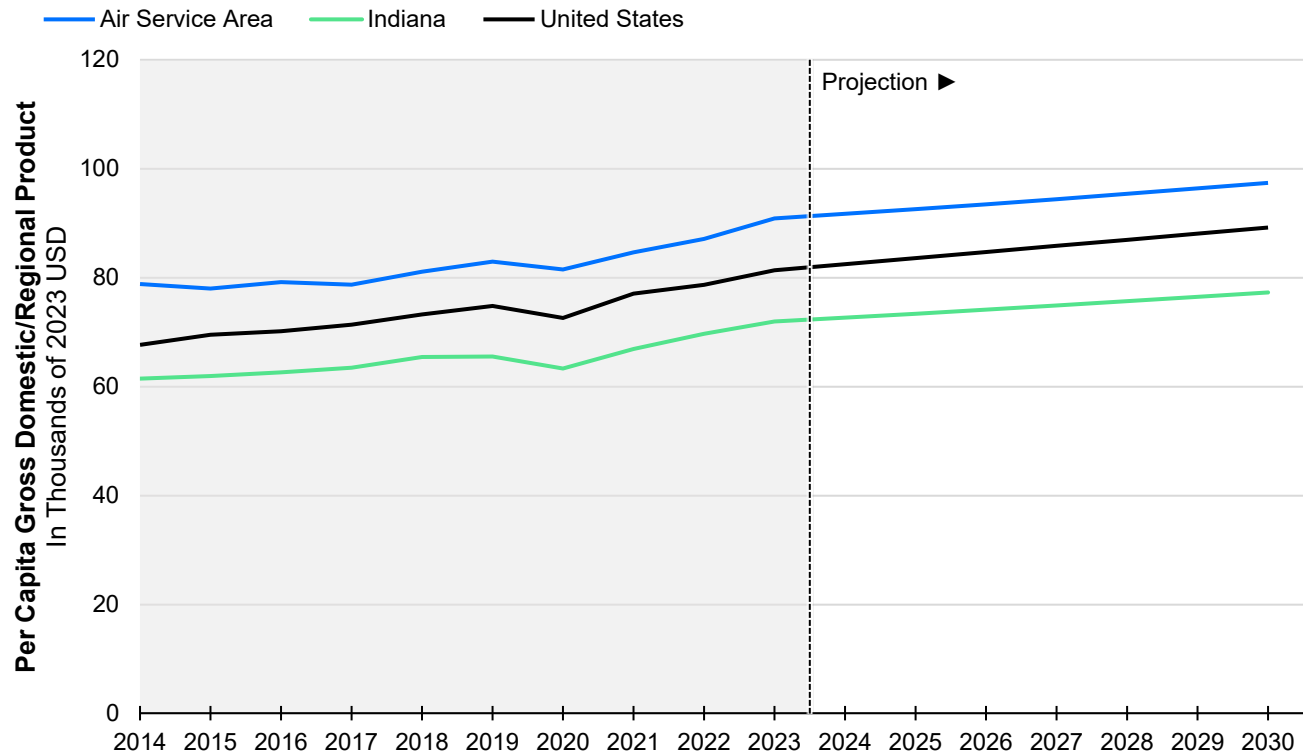


Source: Bureau of Economic Analysis, Regional Price Parities by State and Metro Area, accessed online at <https://www.bea.gov/data/prices-inflation/regional-price-parities-state-and-metro-area>.

**1.2.5      Regional Economy**

Gross domestic product (GDP) and GRP are measures of the value of all final goods and services produced within a geographic area. These measures are general indicators of the economic health of a geographic area and, consequently, of the area’s potential demand for air transportation services. **Figure 1-12** presents the historical and forecast GDP for the U.S. and GRP for the State and the ASA on a per capita basis from 2014 through 2030. Over the period shown, GRP for the ASA on a per capita basis has been higher than that of the U.S. since 2014. The gap between the national GDP per capita and the ASA GRP per capita is forecast to shrink.

**Figure 1-12      Historical and Forecast Per Capita Gross Domestic/Regional Product Trends  
(2014 – 2030)**



Source: Woods & Poole Economics, Inc., 2024 Complete Economic and Demographic Data Source, June 2024.

### 1.2.6 Regional Tourism and Visitors

Tourism, from both leisure and business visitors, is a key contributor to the ASA's economy. In 2019, Indianapolis had 29.2 million annual visitors, who spent approximately \$5.6 billion in the ASA. The visitor spending supported more than 82,900 full-time equivalent employment positions.<sup>23</sup> In 2024, Indianapolis set tourism records in attendance at major annual events including Gen Con, Sweet & Snacks, the National Football League (NFL) Scouting Combine, the National Basketball Association (NBA) All-Star Game, the U.S. Olympic Team Trials for swimming, and the Fire Department Instructors Conference (FDIC) International.<sup>24</sup> Nine of the top ten days for hotel bookings in Indianapolis history were in 2024.<sup>25</sup> According to Visit Indy, the tourism board for the region, there were more than 30 million visitors in 2024, which had an economic impact of \$5.8 billion.<sup>26</sup>

<sup>23</sup> Visit Indy, About Visit Indy, accessed August 2022.

<sup>24</sup> Destination Indy, Visit Indy Announces Record Breaking Year, <https://www.destinationindy.com/post/visit-indy-announces-record-breaking-year>

<sup>25</sup> Axios, Why the state of Indianapolis tourism is strong, accessed online at <https://www.axios.com/local/indianapolis/2025/02/06/indianapolis-tourism-record-year>

<sup>26</sup> WRTV ABC, Visit Indy says tourism in 2025 is already on track to be another big year, accessed online at [https://www.wrtv.com/news/local-news/visitindy-says-tourism-in-2025-is-already-on-track-to-be-another-big-year?utm\\_source=chatgpt.com](https://www.wrtv.com/news/local-news/visitindy-says-tourism-in-2025-is-already-on-track-to-be-another-big-year?utm_source=chatgpt.com)

The ASA is home to a rich variety of cultural, educational, and entertainment attractions. The region provides attractions that can appeal to anyone regardless of their interests. A summary of major ASA attractions follows.

- The Children’s Museum of Indianapolis, at 472,900 square feet, is the world’s largest children museum. The museum receives more than one million visitors annually.
- The Indianapolis Zoo is a 64-acre facility that holds more than 1,200 animals of approximately 230 species as well as 47,000 plant specimens.<sup>27</sup>
- Newfields is a 152-acre cultural campus that features art galleries, lush gardens, a historic home, performance spaces, a nature preserve, and sculpture park.<sup>28</sup> As part of the Newfields, The Indianapolis Museum of Art Galleries, one of the oldest and largest art museums in the nation, has more than 50,000 works.
- The Eiteljorg located in White River State Park is one of the largest collections of Western and Native American art and cultural objects.
- Several performing arts venues are located in downtown Indianapolis including: The Hilbert Circle Theatre, home to the Indianapolis Symphony; The Indiana Theatre; and the Phoenix Theatre.

Indianapolis is known as the “Amateur Sports Capital of the World” for its role in American amateur athletics. The National Collegiate Athletic Association (NCAA), the governing body for U.S. collegiate sports, and the National Federation of State High School Associations are both based in Indianapolis. It is also home to three U.S. Olympic & Paralympic Committee governing bodies (USA Football, USA Gymnastics, and USA Track and Field).

Indianapolis is also known as the racing capital of the world with the Indianapolis Motor Speedway, the oldest continually operating racetrack. The facility hosts what is reported as the largest single-day sports event, the Indianapolis 500, as well as the Brickyard 400 National Association for Stock Car Racing (NASCAR) race, the National Hot Rod Association (NHRA) Championship, and numerous other racing events. The city hosts several sporting events each year including running road races, the NFL Scouting Combine, the Big Ten Football championship game, and the Big Ten basketball tournament. It is also a regular host of the NCAA Men’s Division I Basketball Tournament (March Madness). On the professional level, the city is home to five sports teams: Indianapolis Colts (NFL), Indiana Pacers (NBA), Indiana Fever (Women’s NBA), Indianapolis Indians (Minor League Baseball), and Indy Eleven (United Soccer League). In 2024, the city hosted the 2024 NBA All-Star game and the U.S. Olympic Team Trials for swimming. In 2025, the City will host the WNBA All-Star game and activities.

## 1.2.7 Economic Overview

**Table 1-4** presents a summary of historical data and forecasts for population, employment, PCPI, and GDP/GRP for the ASA and the U.S. These factors have been shown to have significant correlation with demand for air travel and were used in developing the forecast for aviation activity. Growth for both population and employment in the ASA have historically exceeded national levels and are forecast to continue to exceed the nation as a whole. Per capita personal income for the ASA has also grown faster than the U.S. over the past 10 years, and is forecast to grow at a slightly lower rate over the Projection Period. Per capita GDP has historically outpaced per capita GRP of the ASA and is forecast to continue to do so over the Projection period.

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<sup>27</sup> Visit Indy, Indianapolis Zoo located in White River State Park.

<sup>28</sup> Visit Indy, Newfields – A Place for Nature & the Arts.

**Table 1-4 Passenger Demand Forecast Variables (2014 –2030)**

|            |      | Population                 |         | Employment   |         | Per Capita Personal |        | Per Capita Gross  |        |
|------------|------|----------------------------|---------|--------------|---------|---------------------|--------|-------------------|--------|
|            |      | in thousands               |         | in thousands |         | Income              |        | Domestic/Regional |        |
| Year       |      | ASA                        | U.S.    | ASA          | U.S.    | ASA                 | U.S.   | ASA               | U.S.   |
| Historical | 2014 | 1,960                      | 319,295 | 1,228        | 186,240 | 58,187              | 57,368 | 78,840            | 67,689 |
|            | 2015 | 1,977                      | 321,851 | 1,258        | 190,326 | 60,408              | 59,457 | 78,020            | 69,555 |
|            | 2016 | 2,000                      | 324,378 | 1,287        | 193,426 | 61,555              | 59,979 | 79,203            | 70,180 |
|            | 2017 | 2,024                      | 326,611 | 1,317        | 196,394 | 61,871              | 61,400 | 78,728            | 71,387 |
|            | 2018 | 2,050                      | 328,526 | 1,344        | 200,292 | 63,475              | 62,890 | 81,120            | 73,282 |
|            | 2019 | 2,073                      | 330,222 | 1,359        | 201,635 | 65,879              | 64,601 | 82,958            | 74,840 |
|            | 2020 | 2,093                      | 331,527 | 1,328        | 195,287 | 69,765              | 68,051 | 81,522            | 72,615 |
|            | 2021 | 2,108                      | 332,049 | 1,389        | 202,752 | 74,016              | 71,153 | 84,657            | 77,092 |
|            | 2022 | 2,121                      | 333,271 | 1,461        | 212,442 | 71,523              | 67,920 | 87,141            | 78,700 |
|            | 2023 | 2,138                      | 334,915 | 1,491        | 216,167 | 73,972              | 70,172 | 90,883            | 81,385 |
| Forecast   | 2024 | 2,155                      | 337,215 | 1,511        | 218,894 | 75,035              | 71,254 | 91,746            | 82,497 |
|            | 2025 | 2,172                      | 339,516 | 1,531        | 221,879 | 76,090              | 72,340 | 92,590            | 83,617 |
|            | 2026 | 2,189                      | 341,808 | 1,552        | 224,737 | 77,171              | 73,437 | 93,486            | 84,734 |
|            | 2027 | 2,206                      | 344,080 | 1,573        | 227,627 | 78,269              | 74,543 | 94,410            | 85,856 |
|            | 2028 | 2,222                      | 346,327 | 1,591        | 230,072 | 79,407              | 75,661 | 95,418            | 86,965 |
|            | 2029 | 2,238                      | 348,565 | 1,612        | 232,834 | 80,540              | 76,789 | 96,413            | 88,091 |
|            | 2030 | 2,255                      | 350,794 | 1,632        | 235,603 | 81,679              | 77,924 | 97,415            | 89,221 |
| Range      |      | Average Annual Growth Rate |         |              |         |                     |        |                   |        |
| 2014-23    |      | 1.0%                       | 0.5%    | 2.2%         | 1.7%    | 2.7%                | 2.3%   | 1.6%              | 2.1%   |
| 2023-30    |      | 0.8%                       | 0.7%    | 1.3%         | 1.2%    | 1.4%                | 1.5%   | 1.0%              | 1.3%   |

Source: Woods & Poole Economics, Inc., 2024 Complete Economic and Demographic Data Source, June 2024

## 2 Air Service and Traffic Analysis

This chapter evaluates and describes the current state of air service at the Airport, analyzes historical trends in air traffic, identifies key factors that generally affect demand for air travel, and provides projections of air traffic activity.

### 2.1 Air Service at the Airport

The following sections evaluate current air service characteristics. The Airport's nonstop service, overall O&D air traffic, and key airline revenue performance are also assessed, comparing performance with prior years. FedEx's air cargo hub operation at the Airport is also described.

#### 2.1.1 Airlines Operating at the Airport

The Airport has diverse air service from the primary airlines in the U.S. As of data available in March 2025, the Airport is scheduled to have, during 2025, passenger service by four U.S. network airlines,<sup>29</sup> one low-cost carrier (LCCs),<sup>30</sup> four ultra-low-cost carriers (ULCCs),<sup>31</sup> nine U.S. regional affiliates, and two foreign flag airlines. Additionally, there is cargo service provided by four (4) all-cargo airlines. **Table 2-1** provides a list of the passenger and all-cargo airlines that are scheduled to serve the Airport during 2025 as of data available in March 2025.

To illustrate specific trends and changes to passenger market share over the past several years, **Table 2-2** presents enplaned passengers by airline at the Airport for the five-year period of 2019 through 2024. The top four passenger airlines serving the Airport, which comprised 84.0% of the Airport's enplaned passenger market share in 2024, in order are Southwest Airlines (Southwest), American Airlines, Delta Air Lines, and United Airlines.

#### 2.1.2 Current Nonstop Service

The Airport's passenger operations are relatively consistent throughout the year, but have historically peaked during the summer months. As of data available in March 2025, there is nonstop service scheduled from the Airport to 53 destinations (49 domestic airports and four international airports) during 2025. The 53 destinations includes new domestic nonstop service to Portland (PDX) and Chicago Midway (MDW) which are scheduled to begin in May 2025 and August 2025, respectively, and new international nonstop service to Dublin Airport (DUB) which is scheduled to begin in May 2025 and to Punta Cana (PUJ) which is scheduled to begin in December 2025. **Figure 2-1** provides a map of the scheduled nonstop destinations at the Airport during 2025.

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<sup>29</sup> For the purposes of this Report, Alaska Airlines, American Airlines, Delta Air Lines, and United Airlines are considered network airlines.

<sup>30</sup> For the purposes of this Report, Southwest Airlines is considered low-cost carriers.

<sup>31</sup> For the purposes of this Report, Allegiant Air, Frontier Airlines, Spirit Airlines, and Sun Country Airlines are considered ultra-low-cost-carriers.

**Table 2-1 Airlines Scheduled to Operate at the Airport during 2025**

| Network Carriers                              |                                |                                    |                                   |                            |
|-----------------------------------------------|--------------------------------|------------------------------------|-----------------------------------|----------------------------|
| Alaska Airlines                               | American Airlines              | Delta Air Lines                    | United Airlines                   |                            |
| Low-Cost Carriers                             |                                |                                    |                                   |                            |
| Southwest Airlines                            |                                |                                    |                                   |                            |
| Ultra-Low-Cost Carriers                       |                                |                                    |                                   |                            |
| Allegiant Air                                 | Frontier Airlines              | Spirit Airlines                    | Sun Country Airlines              |                            |
| U.S. Regional/Commuter Passenger Carriers     |                                |                                    |                                   |                            |
| Air Wisconsin <sup>1,2</sup>                  | Endeavor Air <sup>3</sup>      | Envoy Air <sup>1</sup>             | GoJet Airlines <sup>3</sup>       | Mesa Airlines <sup>2</sup> |
| PSA Airlines <sup>1</sup>                     | Piedmont Airlines <sup>1</sup> | Republic Airlines <sup>1,2,3</sup> | SkyWest Airlines <sup>1,2,3</sup> |                            |
| Foreign Flags/International Regional Carriers |                                |                                    |                                   |                            |
| Aer Lingus                                    | Jazz Aviation <sup>4</sup>     |                                    |                                   |                            |
| Air Cargo Carriers                            |                                |                                    |                                   |                            |
| Cargolux                                      | CSA Air                        | FedEx                              | Mountain Air Cargo                |                            |

<sup>1</sup> d/b/a American Airlines

<sup>2</sup> d/b/a United Airlines

<sup>3</sup> d/b/a Delta Air Lines

<sup>4</sup> d/b/a Air Canada

Sources: Cirium, Diio Mi: Schedule – Dynamic Table, Accessed March 2025; L&B analysis.

**Table 2-2 Enplaned Passenger Market Share at the Airport (2019 – 2024)**

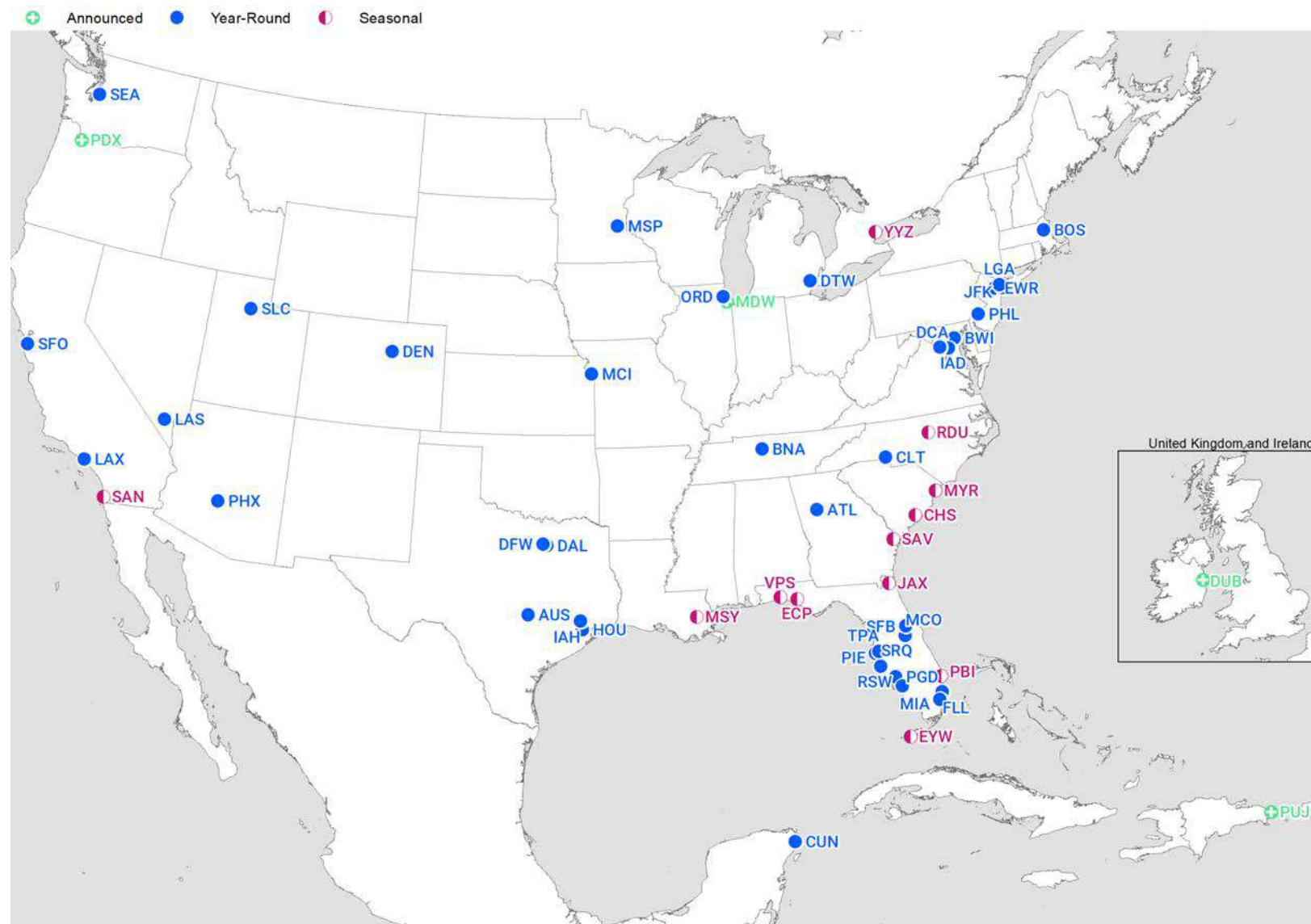
| Airline            | Enplaned Passengers (In Thousands) |              |              |              |              |              | Market Share  |               |               |               |               |               |
|--------------------|------------------------------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|
|                    | 2019                               | 2020         | 2021         | 2022         | 2023         | 2024         | 2019          | 2020          | 2021          | 2022          | 2023          | 2024          |
| Southwest Airlines | 1,368                              | 621          | 1,009        | 1,143        | 1,320        | 1,459        | 28.7%         | 30.4%         | 28.2%         | 26.3%         | 27.0%         | 27.8%         |
| American Airlines  | 1,024                              | 448          | 846          | 1,117        | 1,248        | 1,342        | 21.5%         | 21.9%         | 23.6%         | 25.7%         | 25.5%         | 25.6%         |
| Delta Air Lines    | 1,207                              | 370          | 661          | 833          | 876          | 958          | 25.3%         | 18.1%         | 18.5%         | 19.2%         | 17.9%         | 18.2%         |
| United Airlines    | 574                                | 231          | 399          | 540          | 649          | 649          | 12.1%         | 11.3%         | 11.1%         | 12.4%         | 13.3%         | 12.4%         |
| Spirit Airlines    | 99                                 | 100          | 252          | 248          | 304          | 360          | 2.1%          | 4.9%          | 7.0%          | 5.7%          | 6.2%          | 6.9%          |
| Allegiant Air      | 271                                | 169          | 235          | 257          | 247          | 230          | 5.7%          | 8.3%          | 6.6%          | 5.9%          | 5.1%          | 4.4%          |
| Frontier Airlines  | 123                                | 67           | 115          | 104          | 108          | 123          | 2.6%          | 3.3%          | 3.2%          | 2.4%          | 2.2%          | 2.3%          |
| Alaska Airlines    | 55                                 | 27           | 44           | 66           | 84           | 82           | 1.1%          | 1.3%          | 1.2%          | 1.5%          | 1.7%          | 1.6%          |
| Other              | 45                                 | 12           | 21           | 39           | 50           | 47           | 0.9%          | 0.6%          | 0.6%          | 0.9%          | 1.0%          | 0.9%          |
| <b>Total</b>       | <b>4,765</b>                       | <b>2,044</b> | <b>3,582</b> | <b>4,345</b> | <b>4,887</b> | <b>5,250</b> | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> | <b>100.0%</b> |

Note: Percentages may not add because of rounding.  
Regional affiliates, as applicable, have been included with their appropriate network partner.  
Other includes passenger airlines with less than one percent market share and charters. This includes Sun Country and Contour Airlines.

Source: Indianapolis Airport Authority, Airline Activity Report.



**Figure 2-1 Map of Nonstop Destinations Scheduled during 2025**

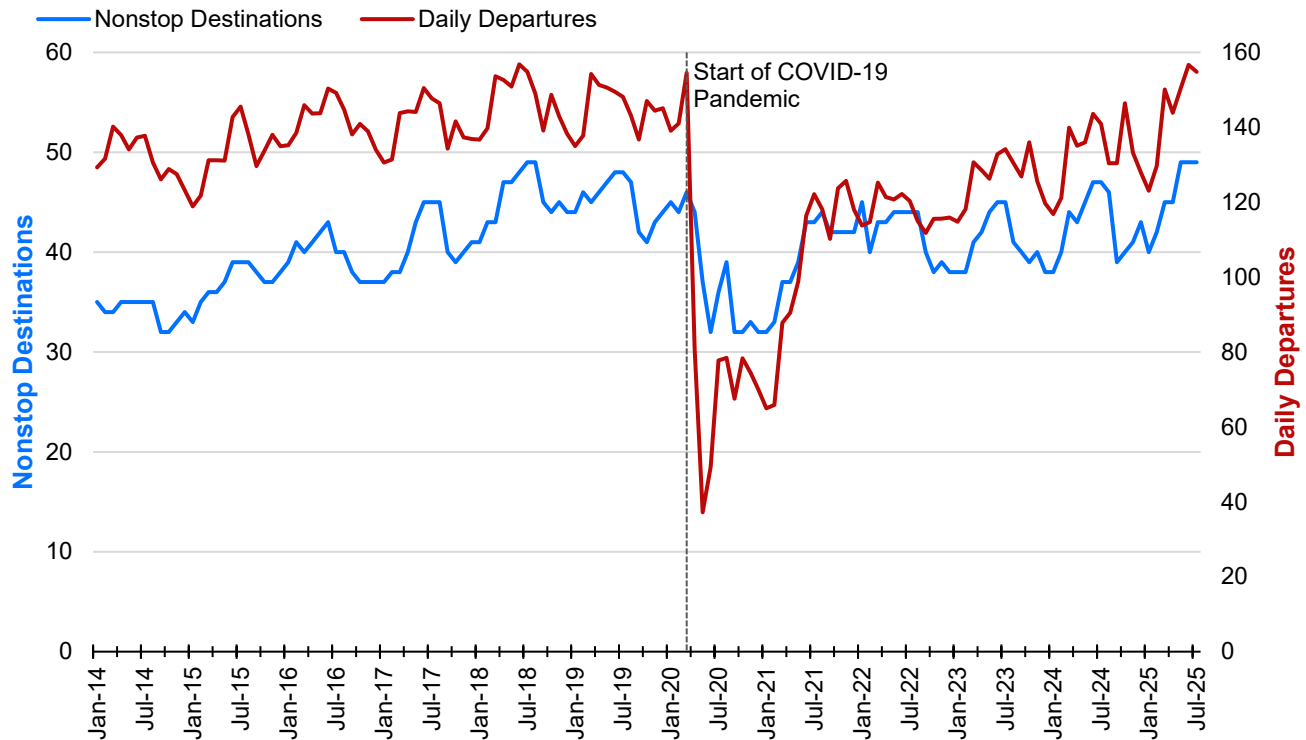


Note: Service to Dublin (DUB) and Portland (PDX) are scheduled to begin in May 2025. Service to Chicago (MDW) is scheduled to begin in August 2025. Service to Punta Cana (PUJ) is scheduled to begin in December 2025.

Source: Indianapolis Airport Authority, List of IND Nonstop Flights by Airline for March 2025, accessed March 2025.

**Figure 2-2** illustrates the Airport's number of nonstop destinations and average daily flights by month since 2014. As shown, from 2014 through the summer of 2019, nonstop destinations steadily increased from 35 to 48. Following the start of the COVID-19 pandemic, the number of nonstop destinations declined to 32 in June of 2020. However, the Airport recovered most of the lost nonstop destinations by mid-2021. Airlines at the Airport have continued to add new markets over the past two years, reaching 50<sup>32</sup> markets during the summer months and over 40 during non-peak months.

**Figure 2-2      Airport Nonstop Destinations (January 2014 – July 2025)**



Source: Cirium, Diio Mi, Schedule – Dynamic Table.

<sup>32</sup> The 53 nonstop service destinations presented on Figure 2-1 includes seasonal destinations or those that are not served year-round. Therefore, the number of nonstop destinations for any particular month is fewer than 53. For example, Palm Beach (PBI) only operates during the spring, so it is not included in the monthly total for the summer months.

### 2.1.3 Origin and Destination Markets

In 2024, O&D passenger traffic accounted for approximately 97.8% of the total enplaned passengers at the Airport. **Table 2-3** provides information regarding the Airport’s top domestic O&D markets, including the number of daily O&D enplaned passengers for 2023. Certain markets, such as New York City, serve multiple airport destinations. The table also presents the number of scheduled nonstop daily departing seats. For example, the Orlando market (the largest O&D market served from the Airport) had an average of 978 daily O&D enplaned passengers with 1,212 average daily nonstop departing seats during 2024. As of April 2025, the Airport had nonstop service to all of its top 25 O&D markets.

The Airport’s top international O&D market is Cancun, Mexico, which has nonstop service.<sup>33</sup> Other major international O&D markets include London, England; Punta Cana, Dominican Republic; and San Jose del Cabo, Mexico. There is no nonstop service to these other international destinations as O&D passengers must connect at other airports to reach these destinations. Toronto, Canada is the only other international nonstop destination provided from the Airport as of the date of this Report.<sup>34</sup>

### 2.1.4 Airline Revenue Performance at the Airport

Airline performance at an airport can be measured primarily by three key airline revenue metrics: revenue per available seat mile, load factor, and yield. Each of these airline metrics are summarized below.

- **Revenue per available seat mile (RASM)** – RASM is the unit metric used by airlines, expressed in cents, to measure the amount of revenue received for each available seat mile (ASM). ASMs are measured by airlines for the purpose of determining capacity; one ASM unit equates to one seat flying one mile. For example, an aircraft with 100 seats operating on a route of 1,000 miles would equate to 100,000 ASMs. For the purposes of this analysis, RASM only measures passenger revenue derived from air fares and does not include other revenues received by airlines such as baggage fees and seat selection.
- **Load factor** – Load factor measures how an airline is performing on a specific route or in aggregate in terms of filling its available seat capacity. Load factor is calculated as total revenue passenger miles (RPMs) divided by ASMs. RPMs are the general airline metric for measuring the number of miles traveled by paying passengers. For example, a revenue passenger flying one mile equates to one RPM.
- **Yield** – The last measure is airline yield, represented by revenue per passenger mile (RPM). Yield (or RPM) is like RASM, however, yield measures revenue for each passenger-mile sold (RASM measures revenue for each passenger-mile available to be sold). Yield is the industry measurement for price, while load factor is a volume-related measurement. RASM factors in both and, thus, is considered the key airline revenue metric.

<sup>33</sup> Cancun service is provided year-round by Southwest Airlines and seasonally by American Airlines.

<sup>34</sup> Toronto service has recently been reduced to seasonal status with service holding beginning in October 2024 and beginning again in May 2025.

**Table 2-3 Top 25 Domestic O&D Markets from the Airport (2024)**

| City/Region            | Nonstop Service | O&D Enplaned Passengers |               | Nonstop Scheduled Departing Seats |               |
|------------------------|-----------------|-------------------------|---------------|-----------------------------------|---------------|
|                        |                 | Per Day                 | Share         | Per Day                           | Share         |
| Orlando                | MCO / SFB       | 978                     | 7.9%          | 1,212                             | 3.5%          |
| New York City          | EWK / JFK / LGA | 926                     | 7.5%          | 1,527                             | 4.4%          |
| Tampa / St. Petersburg | PIE / SRQ / TPA | 656                     | 5.3%          | 732                               | 2.1%          |
| South Florida          | FLL / MIA / PBI | 723                     | 5.8%          | 875                               | 2.5%          |
| Baltimore / Washington | BWI / DCA / IAD | 581                     | 4.7%          | 1,198                             | 3.5%          |
| Denver                 | DEN             | 566                     | 4.6%          | 1,206                             | 3.5%          |
| Los Angeles Basin      | LAX             | 522                     | 4.2%          | 289                               | 0.8%          |
| Las Vegas              | LAS             | 501                     | 4.1%          | 720                               | 2.1%          |
| Dallas / Ft. Worth     | DAL / DFW       | 537                     | 4.3%          | 1,156                             | 3.4%          |
| Atlanta                | ATL             | 394                     | 3.2%          | 1,538                             | 4.5%          |
| Phoenix                | PHX             | 419                     | 3.4%          | 676                               | 2.0%          |
| Fort Myers             | RSW             | 354                     | 2.9%          | 421                               | 1.2%          |
| Boston                 | BOS             | 279                     | 2.3%          | 414                               | 1.2%          |
| San Francisco Bay      | SFO             | 302                     | 2.4%          | 160                               | 0.5%          |
| Houston                | HOU / IAH       | 305                     | 2.5%          | 613                               | 1.8%          |
| Seattle                | SEA             | 243                     | 2.0%          | 250                               | 0.7%          |
| Austin                 | AUS             | 220                     | 1.8%          | 264                               | 0.8%          |
| Minneapolis / St. Paul | MSP             | 220                     | 1.8%          | 563                               | 1.6%          |
| Charlotte              | CLT             | 193                     | 1.6%          | 892                               | 2.6%          |
| San Diego              | SAN             | 193                     | 1.6%          | 30                                | 0.1%          |
| Philadelphia           | PHL             | 224                     | 1.8%          | 461                               | 1.3%          |
| Raleigh / Durham       | RDU             | 126                     | 1.0%          | 33                                | 0.1%          |
| Jacksonville           | JAX             | 111                     | 0.9%          | 42                                | 0.1%          |
| Northwest Florida      | ECP / VPS       | 126                     | 1.0%          | 57                                | 0.2%          |
| Kansas City            | MCI             | 93                      | 0.8%          | 159                               | 0.5%          |
| <b>Top 25</b>          |                 | <b>9,789</b>            | <b>79.2%</b>  | <b>15,488</b>                     | <b>45.0%</b>  |
| Other                  |                 | 2,565                   | 20.8%         | 18,897                            | 55.0%         |
| <b>Total</b>           |                 | <b>12,354</b>           | <b>100.0%</b> | <b>34,385</b>                     | <b>100.0%</b> |

Source: Cirium, Diio Mi: US DOT Reports DB1A; US DOT T100 Report, accessed via Cirium, Diio Mi, accessed April 2025.

In general, the higher the RASM or yield the more profitable an airline is assuming that the number of ASMs remain constant over time. Since an airline’s revenue does not necessarily increase proportionately with the distance it flies, both RASM and yield will typically decrease as the overall length of the trip or stage length increases. Therefore, if an airline increases its overall stage length, it should be expected that RASM and yield will decrease. To account for this, RASM and yields have been adjusted based on the airline’s average stage length. For the purposes of this Report and to normalize for varying stage lengths, all stage length adjusted (SLA)<sup>35</sup> values are expressed in a base of 1,000 miles.

**Table 2-4** compares key airline revenue metrics for all U.S airlines and the five largest airlines serving the Airport in 2024. Key airline revenue metrics exhibited some decreases during the COVID-19 pandemic. However, as shown for 2024, with the exception of load factor, the other key airline revenue metrics for the Airport are better than the national average and better than those for the Airport prior to the COVID-19 pandemic, which, generally, indicates that the Airport performs well financially for the airlines. Note that the data presented does not include airline ancillary fees for items such as ticket changes, checked bags, priority seating, seat selection, etc., as this data is not available by airport. Over the years, U.S. airlines have realized significant revenues from these ancillary fees.

**Table 2-4                      Key Airline Revenue Metrics at the Airport (2019 vs. 2024)**

| Airline                 | SLA Passenger RASM |              | Load Factor  |              | SLA Yield    |              |
|-------------------------|--------------------|--------------|--------------|--------------|--------------|--------------|
|                         | 2019               | 2023         | 2019         | 2023         | 2019         | 2023         |
| Southwest Airlines      | 10.6¢              | 12.4¢        | 84.0%        | 80.3%        | 12.8¢        | 15.6¢        |
| American Airlines       | 15.6¢              | 16.5¢        | 82.5%        | 82.9%        | 19.1¢        | 20.1¢        |
| Delta Air Lines         | 15.3¢              | 18.1¢        | 81.8%        | 80.3%        | 18.8¢        | 22.5¢        |
| United Airlines         | 16.4¢              | 17.4¢        | 84.5%        | 84.1%        | 19.5¢        | 20.8¢        |
| Spirit Airlines         | 3.2¢               | 6.1¢         | 78.4%        | 80.3%        | 4.1¢         | 7.6¢         |
| <b>Airport Average</b>  | <b>12.6¢</b>       | <b>13.9¢</b> | <b>83.6%</b> | <b>81.5%</b> | <b>15.2¢</b> | <b>17.2¢</b> |
| <b>National Average</b> | <b>11.7¢</b>       | <b>13.1¢</b> | <b>85.1%</b> | <b>83.0%</b> | <b>13.9¢</b> | <b>16.0¢</b> |

Notes:            Data include regional affiliates, as applicable, and do not include airline ancillary fees such as charges for checked baggage, etc.

Stage length adjustments are a common practice used to normalize comparisons of passenger yields and revenue per available seat mile. Stage length adjustments for 1,000 miles are made using the formula.

SLA Value = Value \* (observed length of haul/1,000)<sup>0.5</sup>

Source:           Cirium, Diio Mi: US DOT Reports DB1A and T100, accessed April 2025.

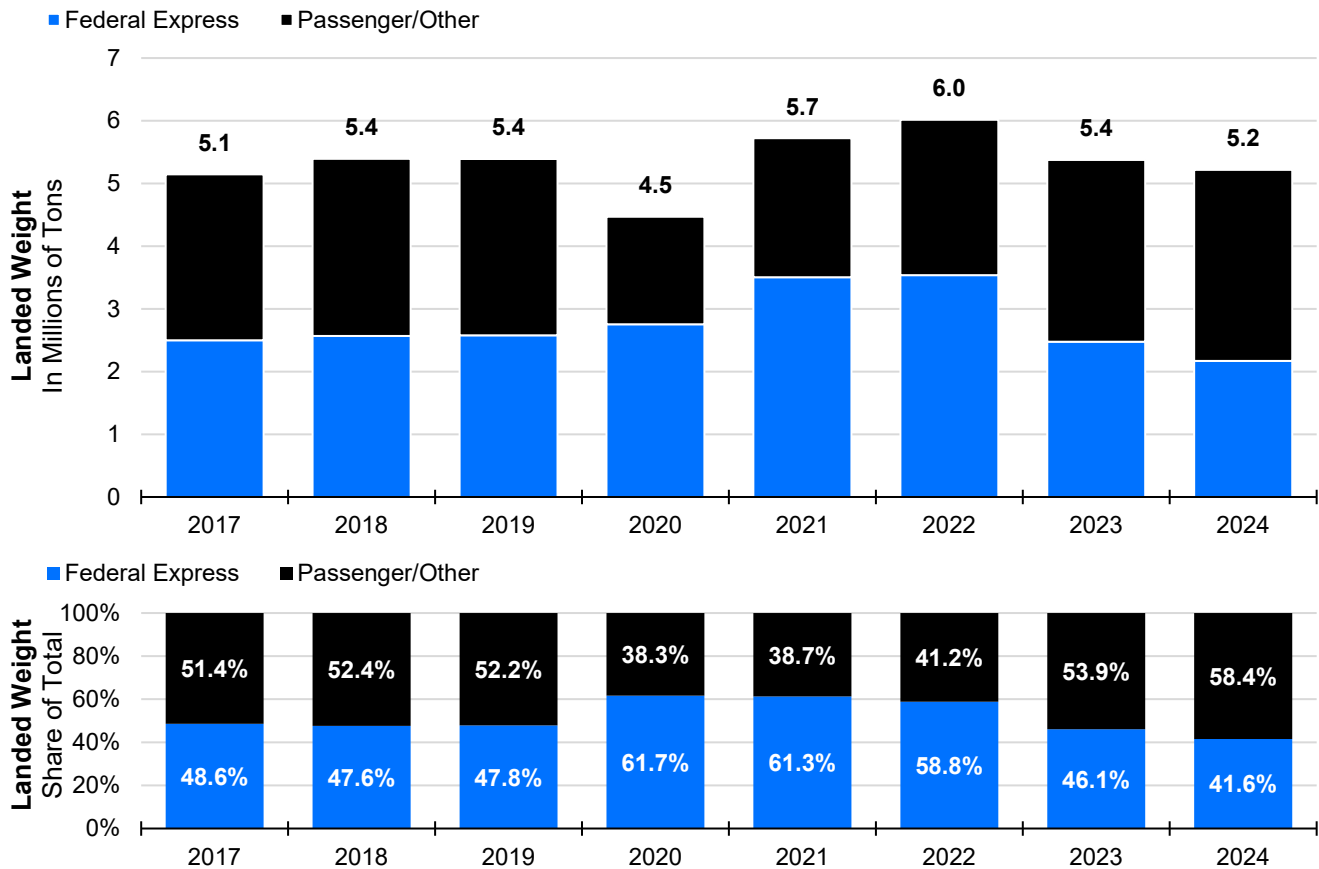
<sup>35</sup> Stage length adjustments are a common practice used to normalize comparisons of passenger yields and revenue per available seat mile. Stage length adjustments for 1,000 miles are made using the formula:  
SLA Value = Value \* (observed length of haul/1000)<sup>0.5</sup>.

2.1.5 FedEx Operations at the Airport

Based on ACI-NA data, the Airport was ranked as the 9<sup>th</sup> busiest cargo airport in the U.S. and 29<sup>th</sup> busiest worldwide in 2023 primarily because of FedEx’s operations at the Airport as it serves as one of FedEx’s national air cargo hubs. Historically, FedEx has handled more than 98% of the air cargo at the Airport. The Airport is FedEx’s second busiest facility in the U.S., behind only MEM. In 2024, FedEx handled 889,376 tons of total (inbound and outbound) air cargo at the Airport, down from 2019, representing a decrease of 10.5%.

In 2019, FedEx accounted for 47.8% of the aircraft landed weight at the Airport. Severe cutbacks in passenger operations, compounded with increased demand for air cargo during the COVID-19 pandemic, resulted in FedEx’s landed weight to account for 61.3% of the total aircraft landed weight at the Airport in 2021. However, as passenger traffic has rebounded and cargo had decreased, this trend reversed such that passenger carriers reclaimed the majority of aircraft landed weight at the Airport. In 2024, FedEx accounted for 41.6% of the landed weight, which was lower than its share in 2019 of 47.8%. **Figure 2-3** provides an overview of how FedEx’s aircraft landed weight has shifted and impacted the Airport’s overall aircraft landed weight in recent years since 2017. As shown after peaking in 2021 and 2022, FedEx’s aircraft landed weight dropped significantly in 2024 to levels slightly lower than 2017.

Figure 2-3 Aircraft Landed Weight by Group (2017 - 2024)



Note: Other includes cargo carriers other than FedEx.  
Source: Indianapolis Airport Authority, Airline Activity Report.

According to data from the U.S. Department of Transportation, FedEx had 13,108 departures from the Airport in 2024, 18.8% below 2019.<sup>36</sup> The top 25 FedEx destinations from IND accounted for approximately 73.2% of the air cargo handled in 2024. **Figure 2-4** provides a map of the top 25 destinations for FedEx from the Airport with the size of the markers indicating the share of air cargo by weight in 2024. As shown, a majority of the air cargo from the Airport is being transported domestically with some to Europe.

**Figure 2-4** FedEx's Top 25 Destinations from the Airport (2024)



Source: Cirium, Diio Mi: US DOT Reports T100, accessed March 2025.

FedEx's DRIVE is a multiyear program to improve the company's efficiency and profitability by streamlining its shipping process.<sup>37</sup> According to FedEx, the program is expected to generate \$4 billion in savings by 2025. As part of DRIVE, FedEx announced planned consolidation of operating companies (FedEx Express [air], FedEx Ground, FedEx Services, and other companies) into one organization (Federal Express Corporation). FedEx redesigned its air network in December 2023 to enhance the efficiency of the network. The resulting FedEx Tricolor network uses three colors to match the delivery mechanism of each shipment. The network operates as following:

- **Orange:** Priority package deliveries using FedEx-owned aircraft operating under a hub and spoke model
- **Purple:** Deferred package and air freight segments that operate off-cycle to build density, decongest hubs, and connect with surface networks
- **White:** Airlift of FedEx's air partner network to add capacity when needed, especially on imbalanced trade lanes

<sup>36</sup> Department of Transportation, US DOT Reports DB1A and T100.

<sup>37</sup> FedEx, FedEx announces planned consolidation of operating companies, <https://newsroom.fedex.com/newsroom/global-english/fedex-announces-planned-consolidation-of-operating-companies>



The Tricolor network and other DRIVE initiatives have had a direct impact on air shipping. DRIVE has resulted in FedEx cutting aircraft utilization by 8%, opting to use ground transportation whenever possible to reduce costs with priority given to shipments like e-commerce and deferring general freight. As of May 2024, FedEx had temporarily parked more than 30 aircraft due to weak demand.

FedEx's contract with the U.S. Postal Service expired September 29, 2024. Given the size and scale of FedEx's operations at the Airport, this could have a more significant impact to air cargo at the Airport than other smaller stations. The long-term effect of this is difficult to quantify at this time. For more information on FedEx's facilities and lease at the Airport, see Section 3.1.4.

## 2.2 Air Traffic Activity and Trends

This section analyzes historical 10-year trends for air traffic activity at the Airport including enplaned passengers, air cargo, aircraft operations, and aircraft landed weight. It also discusses the primary factors affecting these trends.

### 2.2.1 Enplaned Passengers

Passenger activity drives many of the revenue sources generated at the Airport and some key capital funding sources. These include key non-airline revenues, such as parking, rental car, and terminal concessions; Passenger Facility Charge (PFC) revenues; and FAA Airport Improvement Program (AIP) entitlement grant distributions. **Table 2-5** presents the historical enplaned passenger trends at the Airport from 2014 through 2024 along with 2025 year-to-date amounts. **Figure 2-5** graphically depicts the historical enplaned passenger trend.

As shown, total enplaned passengers at the Airport grew from 2014 through 2019 from approximately 3.7 million to approximately 4.8 million, reflecting a CAGR of 5.3% for this period. In 2020, enplaned passengers drastically declined primarily as a result of the impacts associated with the COVID-19 pandemic and reached a low for this period. Enplaned passengers began a recovery in 2021 and surpassed 2019 levels in 2023 at approximately 4.9 million, 2.5% above 2019 levels, prior to the COVID-19 pandemic. The Airport continued to build on this growth in 2024 as enplaned passengers were up by 7.4% from 2023. Enplaned passengers for 2025 year-to-date are down by approximately 0.9% as compared to the same period in 2024.

To further discuss the trends in enplaned passengers, the past 10 years has been segregated into certain time periods as discussed below:

- **2014 – 2016:** From 2014 through 2016, Southwest was continuing a trend of reducing capacity at mid-sized airports dating back to the Great Recession in 2008. However, this was not the case at IND as Southwest added approximately 70.1% scheduled departing seats at IND from 2014 to 2016. Most of that increase was from adding service to Washington D.C., Boston, New York (LGA), and Chicago (MDW). In 2015, Allegiant began service at the airport and added nearly 150,000 departing seats in its first year of operation. Enplaned passengers increased at a CAGR of 7.2% from 2014 to 2016.
- **2017 – 2019:** The incumbent airlines during this time at the Airport generally maintained seating capacity and nonstop destinations over the four years. However, Alaska Airlines began service in 2017, providing more service to the U.S. west coast and the introduction of a new ULCC, Spirit Airlines, in 2019. In 2019, there were 4.8 million enplaned passengers at the Airport. In total, the seating capacity at the Airport increased at a CAGR of 2.6% during this period. However, enplaned passengers increased faster at a CAGR of 7.0% during this period. Given this, the primary reason for the higher growth in enplaned passengers over this period is attributed to higher seat load factors experienced by the airlines. In 2019, the average seat load factors at the Airport were at 83.6% compared to just 77.0% in 2017.



**Table 2-5                      Historical Enplaned Passengers (2014 – 2025 year-to-date)**

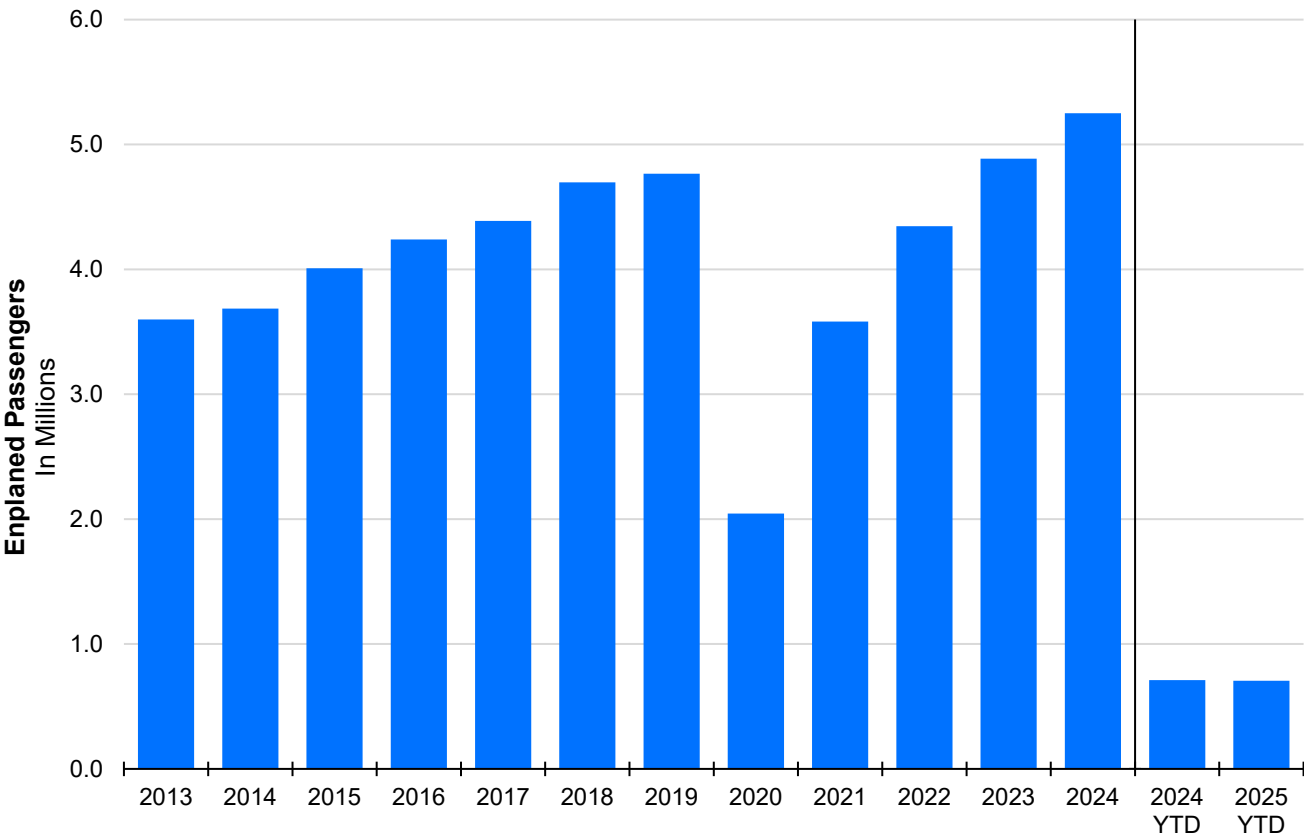
| Year                  | Total     | Year-Over-Year Growth Rate |
|-----------------------|-----------|----------------------------|
| 2014                  | 3,686,245 | 2.4%                       |
| 2015                  | 4,008,256 | 8.7%                       |
| 2016                  | 4,239,828 | 5.8%                       |
| 2017                  | 4,387,532 | 3.5%                       |
| 2018                  | 4,697,124 | 7.1%                       |
| 2019                  | 4,765,409 | 1.5%                       |
| 2020                  | 2,044,464 | -57.1%                     |
| 2021                  | 3,582,020 | 75.2%                      |
| 2022                  | 4,345,413 | 21.3%                      |
| 2023                  | 4,886,576 | 12.5%                      |
| 2024                  | 5,249,959 | 7.4%                       |
| 2024 YTD <sup>1</sup> | 711,510   |                            |
| 2025 YTD <sup>1</sup> | 705,447   | -0.9%                      |

| Range   | Compound Annual Growth Rate |
|---------|-----------------------------|
| 2014-19 | 5.3%                        |
| 2019-24 | 2.0%                        |
| 2014-24 | 3.6%                        |

<sup>1</sup> Year-to-date (YTD) data is through February.  
Source: Indianapolis Airport Authority; accessed March 2025.

Figure 2-5      Historical Airport Enplaned Passengers (2014 – 2024)



<sup>1</sup> Year-to-date (YTD) data is through February.  
Source: Indianapolis Airport Authority.

- **2020:** Beginning in March 2020, enplaned passengers at the Airport, along with airports nationally, decreased dramatically because of the impacts associated with the COVID-19 pandemic. These impacts included international travel restrictions and stay-at-home orders throughout the U.S. At the Airport, enplaned passengers declined by 57.1% in 2020.
- **2021 – 2024:** In 2021, a significant amount of passenger traffic primarily lost as a result of the impacts associated with the pandemic recovered at the Airport, but was still 24.8% below 2019 levels. In 2022, two of the largest carriers at the Airport, Southwest and Delta Air Lines, were still significantly below 2019 levels in terms of scheduled departing seats. All the other airlines were relatively in-line with 2019 levels with the exception of Jazz Aviation. In 2022, enplaned passengers were still 8.8% below 2019 levels; however, in 2023, enplaned passengers exceeded 2019 levels. In 2023, there were approximately 4.9 million enplaned passengers, 2.5% above 2019. In 2024, enplaned passengers reached 5.2 million, 10.2% over 2019, reflecting a full passenger traffic recovery from the impacts associated with the COVID-19 pandemic. Scheduled departing seats increased by 6.1% in 2024 with significant increases by American Airlines, Southwest Airlines, Delta Air Lines, and Spirit Airlines. There were some decreases in seating capacity by Jazz Aviation and Allegiant Air.

### 2.2.2 Air Cargo Tonnage

Increases in air cargo can drive increases in aircraft operations and aircraft landed weight at the Airport. There are two shipping methods for transporting air cargo: (1) in the cargo compartment (belly) of commercial passenger aircraft (belly cargo) or (2) aboard dedicated all-cargo aircraft or freighters. Most passenger airlines accommodate air cargo as a by-product of their primary activity of carrying passengers. Cargo fills belly space that would otherwise be empty. The incremental cost of transporting cargo in passenger aircraft is negligible and includes ground handling expenses, air cargo facility rentals, and a modest increase in fuel consumption. Air cargo at airports is comprised of two segments: air mail and air freight. Air mail refers to parcels that are carried by aircraft as part of a contract with the U.S. Postal Service. Air freight refers to all air cargo that is not air mail. **Table 2-6** presents the total (inbound and outbound) air cargo at the Airport from 2013 through 2024 along with year-to-date data.

To further discuss the trends in total (inbound and outbound) air cargo, the past 10 years has been segregated into certain time periods as discussed below:

- **2014 – 2019:** From 2014 through 2019, air cargo at the Airport had declined at an average of 1.7% per annum.
- **2020 – 2021:** The COVID-19 pandemic had a significant impact on air cargo. There was an increase in demand for manufactured goods as people started to spend much of their time at home. The increased demand combined with lower fuel prices and congested other methods of transport led to a significant increase in air cargo. Air cargo at the Airport increased by 10.5% in 2020 and 19.5% in 2021.
- **2022 – 2024:** Declining cargo volumes has been a global trend as there has been a softening of demand for air cargo. The structural changes within the Airport's largest cargo carrier, FedEx, such as the emphasis on the DRIVE program and the expiration of its contract with the U.S. Postal Service has magnified the impact at the Airport. Since the height of traffic in cargo volumes in 2021, cargo tonnage has declined significantly the last few years. In 2023, cargo tonnage was 2.7% below pre-COVID volumes. Cargo tonnage continued to decline in 2024 with a 7.7% decrease in cargo tonnage.

### 2.2.3 Aircraft Operations

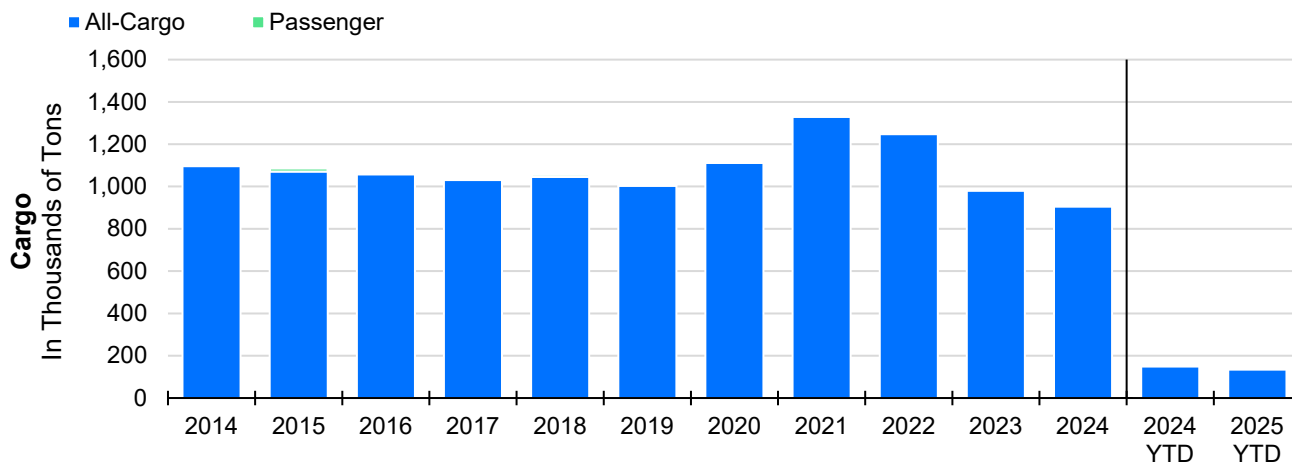
Airlines' decisions on aircraft type and the number of operations to accommodate passenger demand ultimately determine overall aircraft landed weight. Airlines are constantly evaluating how to best serve passenger demand with their available aircraft fleet. In markets that exhibit strong business travel, an airline may decide to operate smaller aircraft on the route several times per day to offer customers more choice and redundancy. In other cases, an airline may choose to offer larger aircraft and less frequency. Airlines also make decisions to change aircraft capacity on particular routes in response to load factors and profitability. Aircraft fleet mix and operations are important considerations for airport operators when planning for the appropriately sized airport facilities and to ensure the airport has sufficient capacity to accommodate operations in the future. **Table 2-7** presents the aircraft operations at the Airport from 2014 through 2024 along with year-to-date data.

**Table 2-6 Historical Total Air Cargo Tonnage (2014 – 2025 year-to-date)**

| Year                  | Total Cargo (In Tons) |                         |                  | Year-Over-Year Growth Rate |
|-----------------------|-----------------------|-------------------------|------------------|----------------------------|
|                       | All-Cargo             | Passenger (belly cargo) | Total            |                            |
| 2014                  | 1,096,173             | 6,068                   | <b>1,102,241</b> | 0.8%                       |
| 2015                  | 1,070,844             | 14,013                  | <b>1,084,857</b> | -1.6%                      |
| 2016                  | 1,057,930             | 7,184                   | <b>1,065,114</b> | -1.8%                      |
| 2017                  | 1,030,602             | 8,013                   | <b>1,038,615</b> | -2.5%                      |
| 2018                  | 1,045,317             | 9,449                   | <b>1,054,766</b> | 1.6%                       |
| 2019                  | 1,003,025             | 7,800                   | <b>1,010,825</b> | -4.2%                      |
| 2020                  | 1,111,616             | 5,084                   | <b>1,116,700</b> | 10.5%                      |
| 2021                  | 1,329,568             | 4,542                   | <b>1,334,110</b> | 19.5%                      |
| 2022                  | 1,247,688             | 3,845                   | <b>1,251,533</b> | -6.2%                      |
| 2023                  | 980,489               | 2,931                   | <b>983,420</b>   | -21.4%                     |
| 2024                  | 905,446               | 2,422                   | <b>907,868</b>   | -7.7%                      |
| 2024 YTD <sup>1</sup> | 150,187               | 398                     | <b>150,585</b>   |                            |
| 2025 YTD <sup>1</sup> | 135,944               | 405                     | <b>136,349</b>   | -9.5%                      |

| Range   | Compound Annual Growth Rate |        |              |
|---------|-----------------------------|--------|--------------|
| 2014-19 | -1.8%                       | 5.2%   | <b>-1.7%</b> |
| 2019-24 | -2.0%                       | -20.9% | <b>-2.1%</b> |
| 2014-24 | -1.9%                       | -8.8%  | <b>-1.9%</b> |



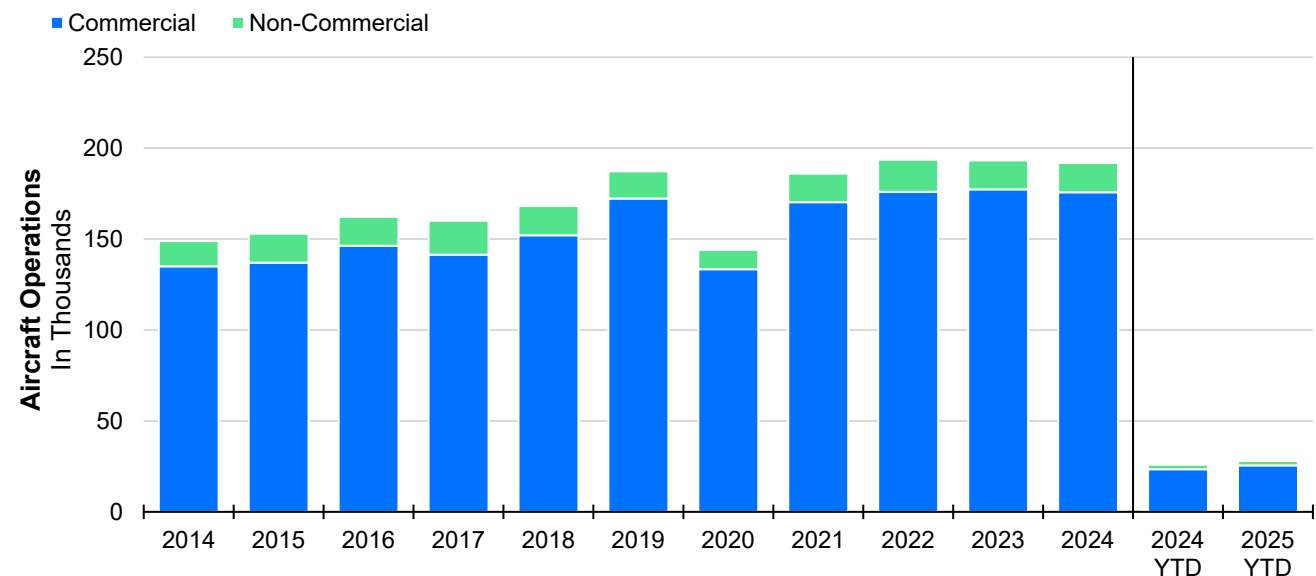
<sup>1</sup> Year-to-date (YTD) data is through February.

Source: Indianapolis Airport Authority.

**Table 2-7 Historical Aircraft Operations (2014 – 2025 year-to-date)**

| Year                  | Air Carrier | Air Taxi | General Aviation | Military | Total          | Year-Over-Year Growth Rate |
|-----------------------|-------------|----------|------------------|----------|----------------|----------------------------|
| 2014                  | 102,036     | 32,961   | 13,172           | 730      | <b>148,899</b> | -2.9%                      |
| 2015                  | 112,834     | 24,157   | 15,174           | 772      | <b>152,937</b> | 2.7%                       |
| 2016                  | 122,388     | 23,996   | 15,196           | 631      | <b>162,211</b> | 6.1%                       |
| 2017                  | 123,870     | 17,530   | 14,652           | 3,997    | <b>160,049</b> | -1.3%                      |
| 2018                  | 127,309     | 24,796   | 15,044           | 984      | <b>168,133</b> | 5.1%                       |
| 2019                  | 125,093     | 47,231   | 14,102           | 858      | <b>187,284</b> | 11.4%                      |
| 2020                  | 92,360      | 41,035   | 9,953            | 730      | <b>144,078</b> | -23.1%                     |
| 2021                  | 120,606     | 49,683   | 14,871           | 810      | <b>185,970</b> | 29.1%                      |
| 2022                  | 128,293     | 47,744   | 16,609           | 988      | <b>193,634</b> | 4.1%                       |
| 2023                  | 123,980     | 53,301   | 14,847           | 1,092    | <b>193,220</b> | -0.2%                      |
| 2024                  | 125,139     | 50,620   | 14,909           | 1,178    | <b>191,846</b> | -0.7%                      |
| 2024 YTD <sup>1</sup> | 19,035      | 4,438    | 2,275            | 154      | <b>25,902</b>  |                            |
| 2025 YTD <sup>1</sup> | 18,850      | 6,729    | 2,220            | 129      | <b>27,928</b>  | 7.8%                       |

| Range   | Compound Annual Growth Rate |      |      |      |             |
|---------|-----------------------------|------|------|------|-------------|
| 2014-19 | 4.2%                        | 7.5% | 1.4% | 3.3% | <b>4.7%</b> |
| 2019-24 | 0.0%                        | 1.4% | 1.2% | 6.7% | <b>0.5%</b> |
| 2014-24 | 2.1%                        | 4.4% | 1.3% | 5.0% | <b>2.6%</b> |



<sup>1</sup> Year-to-date (YTD) data is through February.  
Source: Indianapolis Airport Authority.

From 2014 through 2019, commercial aircraft operations which includes air carrier and air taxi operations increased at a CAGR of 5.0%. During this period, passenger aircraft operations increased at a CAGR of 1.9%, compared to a CAGR of 5.3% of enplaned passengers. To accommodate those passengers, airline opted for higher capacity aircraft with higher load factors. Most of the growth in commercial aircraft operations from 2014 through 2019 were due to increases in all-cargo and non-scheduled passenger aircraft operations. In 2023, commercial aircraft operations reached 177,281, the highest in the last decade and 2.9% higher than 2019. However, in 2024, commercial operations decreased by 0.9% but still are higher than in 2019.

Non-commercial operations at the Airport are general aviation (GA) and military aircraft operations. From 2014 to 2019, non-commercial aircraft operations grew at an average rate of 1.5% per year. In 2020, there was a significant decline in non-commercial aircraft operations. Since 2020, non-commercial aircraft operations have continued to increase modestly, except in 2022 when non-commercial aircraft operations saw an outlier with a significant increase which was reverted in 2023.

## 2.2.4 Aircraft Landed Weight

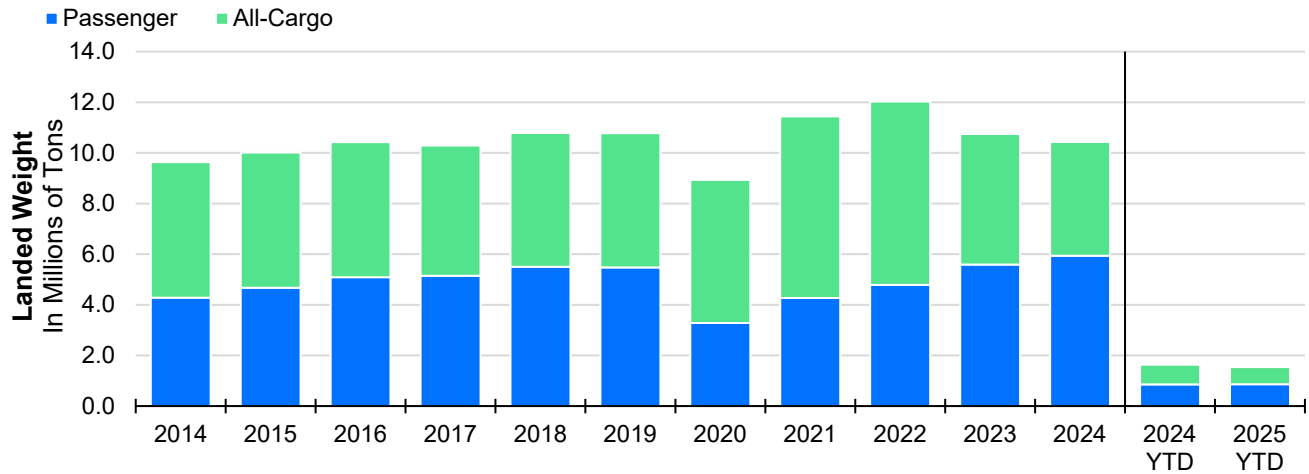
Aircraft landed weight, expressed in 1,000-pound units, is the sum of the maximum gross certificated landing weight as certified by the FAA for passenger and all-cargo aircraft landing at the Airport. Per the Airline Agreements (described in Section 4), aircraft landed weight is used as the denominator in the calculation of landing fees. Therefore, landed weight is an important measure for the Authority as it provides a method to recover costs from each airline based on its share of landed weight.

**Table 2-8** presents landed weight activity at the Airport for the period of 2014 through 2024 for passenger airlines and cargo airlines along with year-to-date data. As shown, passenger landed weight shows a similar trend as enplaned passengers from 2014 through 2019. Overall, passenger landed weight increased at a CAGR of approximately 5.0% from 2014 to 2019. In 2020, passenger landed weight declined by 40.1% compared to a decline of 57.1% in enplaned passengers. This variance is due in large part to a significant drop in load factors due to lower demand and the need to implement social distancing practices. As restrictions were lifted, including the elimination of social distancing practices, the load factors on passenger aircraft increased. The decline in passenger landed weight was partially offset by an increase in cargo landed weight. In 2020, cargo landed weight increased 6.6% compared to 10.5% increase in cargo tonnage. Combined, total landed weight declined by 17.1% in 2020. In 2021, as passenger landed weight recovered by 30.1% versus 75.2% for enplaned passengers. This higher recovery is due to an increase in average aircraft size experienced over this period. From 2019 to 2021, the average seats per aircraft increase from 110.0 to 120.5. The increase in passenger landed weight was compounded by a significant increase in cargo landed weight in 2021. This trend was generally experienced throughout the U.S. as all-cargo carriers experienced some growth during the onset of the COVID-19 pandemic as the demand for cargo services was strong during this period given the pandemic restrictions. Passenger landed weight continued to increase significantly in 2022 while cargo landed weight saw a modest increase. In 2024, total landed weight declined at the Airport for the second year in a row. While passenger landed weight continues to climb, cargo landed weight experienced a sharp decline in line with the decline in cargo tonnage.

**Table 2-8                      Historical Landed Weight in Thousand-Pound Units (2014 – 2025 year-to-date)**

| Year                  | Passenger | All-Cargo | Total             | Year-Over-Year Growth Rate |
|-----------------------|-----------|-----------|-------------------|----------------------------|
| 2014                  | 4,280,224 | 5,356,686 | <b>9,636,910</b>  | 0.9%                       |
| 2015                  | 4,676,484 | 5,335,588 | <b>10,012,072</b> | 3.9%                       |
| 2016                  | 5,088,062 | 5,334,670 | <b>10,422,732</b> | 4.1%                       |
| 2017                  | 5,150,053 | 5,139,115 | <b>10,289,168</b> | -1.3%                      |
| 2018                  | 5,501,643 | 5,282,889 | <b>10,784,532</b> | 4.8%                       |
| 2019                  | 5,475,524 | 5,304,330 | <b>10,779,854</b> | 0.0%                       |
| 2020                  | 3,282,245 | 5,653,986 | <b>8,936,231</b>  | -17.1%                     |
| 2021                  | 4,271,668 | 7,169,790 | <b>11,441,458</b> | 28.0%                      |
| 2022                  | 4,788,844 | 7,240,681 | <b>12,029,525</b> | 5.1%                       |
| 2023                  | 5,587,981 | 5,162,024 | <b>10,750,005</b> | -10.6%                     |
| 2024                  | 5,937,384 | 4,494,983 | <b>10,432,367</b> | -3.0%                      |
| 2024 YTD <sup>1</sup> | 857,642   | 774,443   | <b>1,632,085</b>  |                            |
| 2025 YTD <sup>1</sup> | 860,568   | 679,642   | <b>1,540,210</b>  | -5.6%                      |

| Range   | Compound Annual Growth Rate |       |              |
|---------|-----------------------------|-------|--------------|
| 2014-19 | 5.0%                        | -0.2% | <b>2.3%</b>  |
| 2019-24 | 1.6%                        | -3.3% | <b>-0.7%</b> |
| 2014-24 | 3.0%                        | -1.4% | <b>0.8%</b>  |



<sup>1</sup> Year-to-date (YTD) data is through February.  
Source: Indianapolis Airport Authority.

## 2.3 Key Factors Affecting Air Traffic Demand

The following section addresses certain key factors that could impact air traffic activity, both nationwide and at the Airport.

### 2.3.1 Economic Conditions and Exogenous Events

Historically, the U.S. economy as measured by GDP has grown at a relatively steady rate, averaging 3.1% growth per annum between 1960 and 2019. The rate of growth has been remarkably stable reflecting both the size and maturity of the U.S. economy. Individual years have fluctuated from the long-term trend for a variety of reasons including macroeconomic factors, fuel shocks, war, and terrorist attacks.

Traditionally, two consecutive quarters of contraction is the benchmark used to determine if a country has entered a recession. The National Bureau of Economic Research defines a recession as a significant decline in economic activity that is spread across the economy and last more than a few months.<sup>38</sup>

Prior to 2020, there were two official economic recessions in the U.S. in the 21<sup>st</sup> century. The first occurred between March 2001 and November 2001. The recession itself was short-lived by historical standards and the economy returned to positive growth quickly, fueled by a gradual but prolonged reduction in interest rates. The Great Recession occurred between December 2007 and June 2009.<sup>39</sup> As a result of the Great Recession, the nation's unemployment rate rose from 5.0% in December 2007 to a high of 10.0% in October 2009.<sup>40</sup>

The outbreak of COVID-19 in early 2020 and declaration of a pandemic by the World Health Organization on March 11, 2020, coupled with the subsequent stay-at-home orders led to the disruption of economies around the world, resulting in dramatic increases in unemployment. According to the Bureau of Economic Analysis (BEA), real GDP decreased at an annual rate of 31.4% in the second quarter of 2020 after decreasing by 5.0% in the first quarter of 2020. In comparison, the worst decrease in GDP during the Great Recession was 8.4% in the fourth quarter of 2008. There was a significant recovery in GDP in the third quarter of 2020, increasing 33.4%. The initial recovery was followed by five straight quarters of positive growth. In the first quarter of 2021, GDP exceeded the level experienced in the fourth quarter of 2019. In the first quarter of 2021, there was a contraction in GDP. The third estimate for the fourth quarter of 2024 shows a growth in GDP of 2.4%, the 11<sup>th</sup> consecutive quarter of positive growth. **Figure 2-6** depicts the magnitude of the impact the COVID-19 pandemic had on the U.S. economy and the subsequent recovery when compared to the Great Recession.

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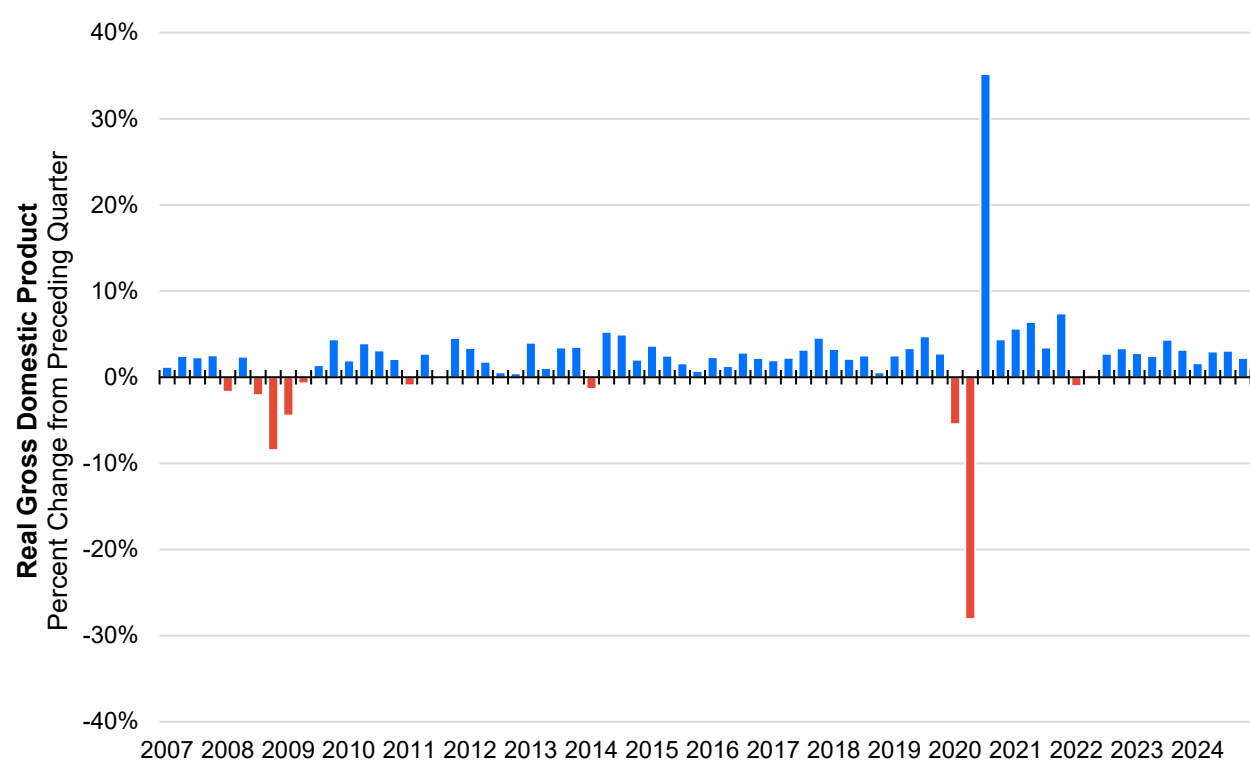
<sup>38</sup> National Bureau of Economic Research, Business Cycle Dating, accessed August 2022.

<sup>39</sup> National Bureau of Economic Research, U.S. Business Cycle Expansions and Contractions, September 20, 2010.

<sup>40</sup> Ibid.



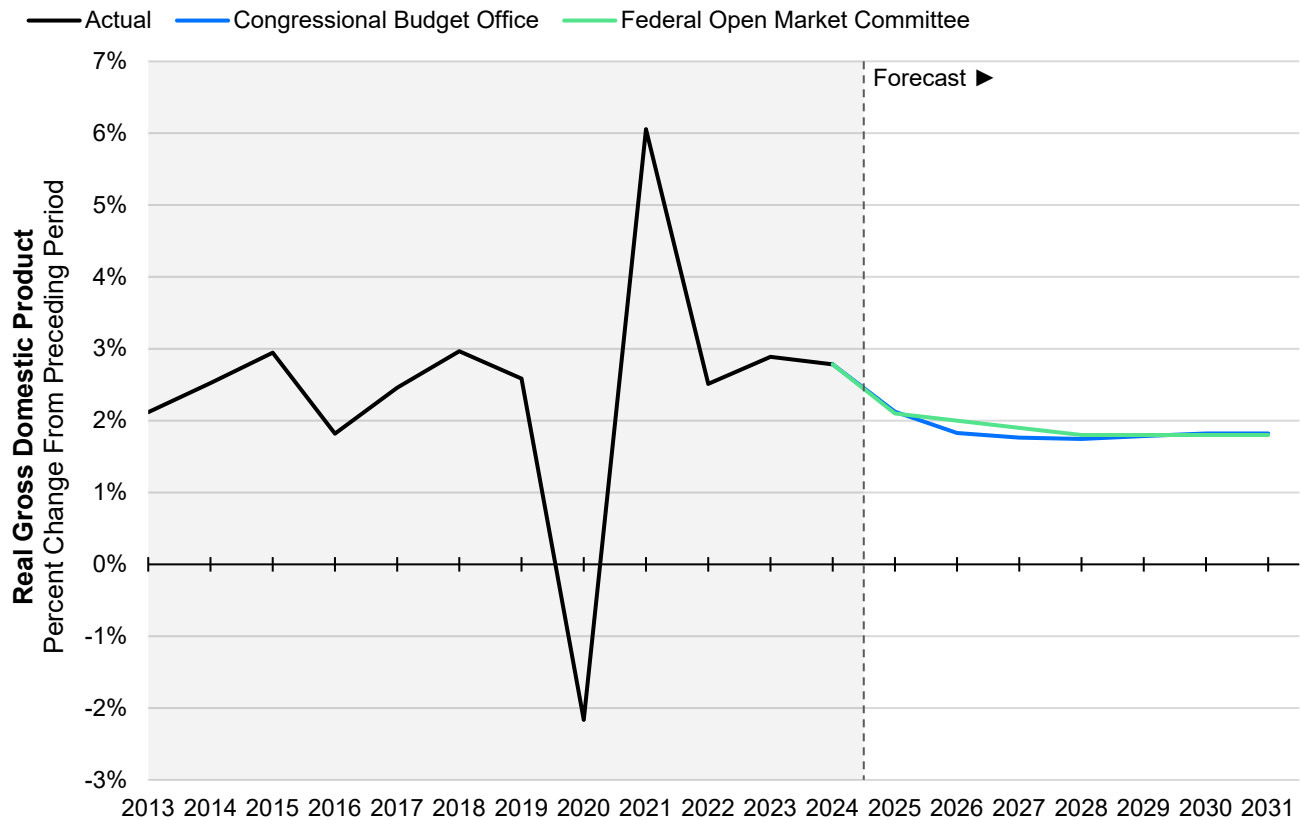
**Figure 2-6**                    **U.S. Economic Impact of the COVID-19 Pandemic**



Source: U.S. Bureau of Economic Analysis, National Income and Product Accounts, February 2025.

**Figure 2-7** shows the historical real U.S. GDP growth from the U.S. Bureau of Economic Analysis (BEA) and growth forecasts for the U.S. between 2024 and 2031 from two different sources, Congressional Budget Office (CBO) and Federal Open Market Committee (FOMC). These sources forecast U.S. GDP will increase between 1.8% and 2.2% throughout the Projection Period.

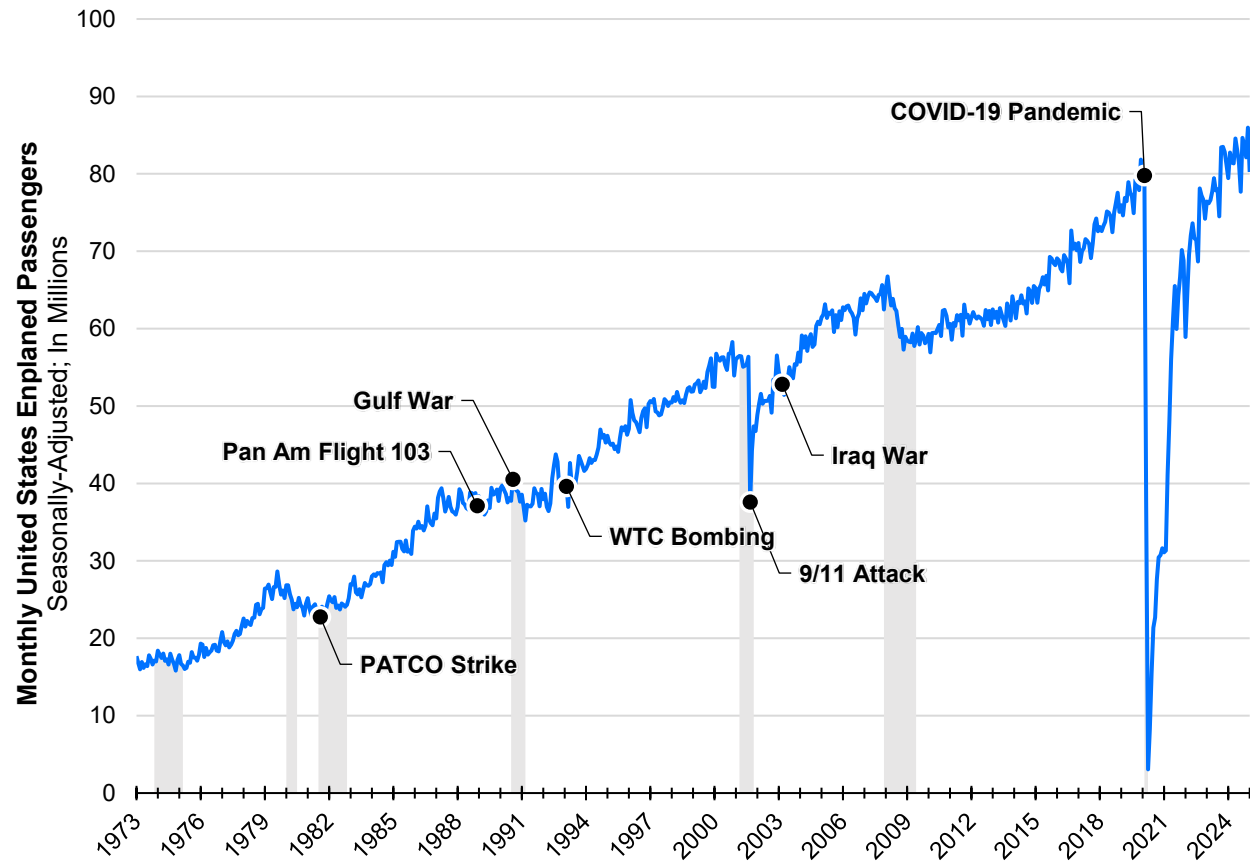
Figure 2-7 U.S. Real GDP Growth Forecasts



Sources: Congressional Budget Office, Budget and Economic Data: Historical Data and Economic Projections, January 2025. Board of Governors of the Federal Reserve System, Federal Open Market Committee, Summary of Economic Projections, December 18, 2024. Bureau of Economic Analysis, Gross Domestic Product, Fourth Quarter 2024 (Advance Estimate), February 2025.

Although the economy is a primary driver for air traffic, exogenous events can further exacerbate the impacts to air travel. For instance, the economic recession that occurred in 2001 had a direct impact on air travel, but its impact was compounded by the September 11, 2001 terrorist attacks. The negative impact of this event on the airline industry is well documented. More recently, the COVID-19 pandemic and subsequent government-imposed travel restrictions resulted in dramatic decreases in air traffic. **Figure 2-8** shows long-term enplaned passenger traffic growth in the U.S. During periods of economic contractions, there is a notable decline in enplaned passenger volumes, and during the subsequent economic expansions and recovery periods, there is significant growth in volumes. Exogenous shocks such as wars and terrorist attacks have generally had a short but significant impact on passenger volumes. As presented in this figure, the COVID-19 pandemic has been the most disruptive event to impact aviation in history over this period. In general, U.S. enplaned passenger traffic has recovered back to 2019, or pre-pandemic levels.

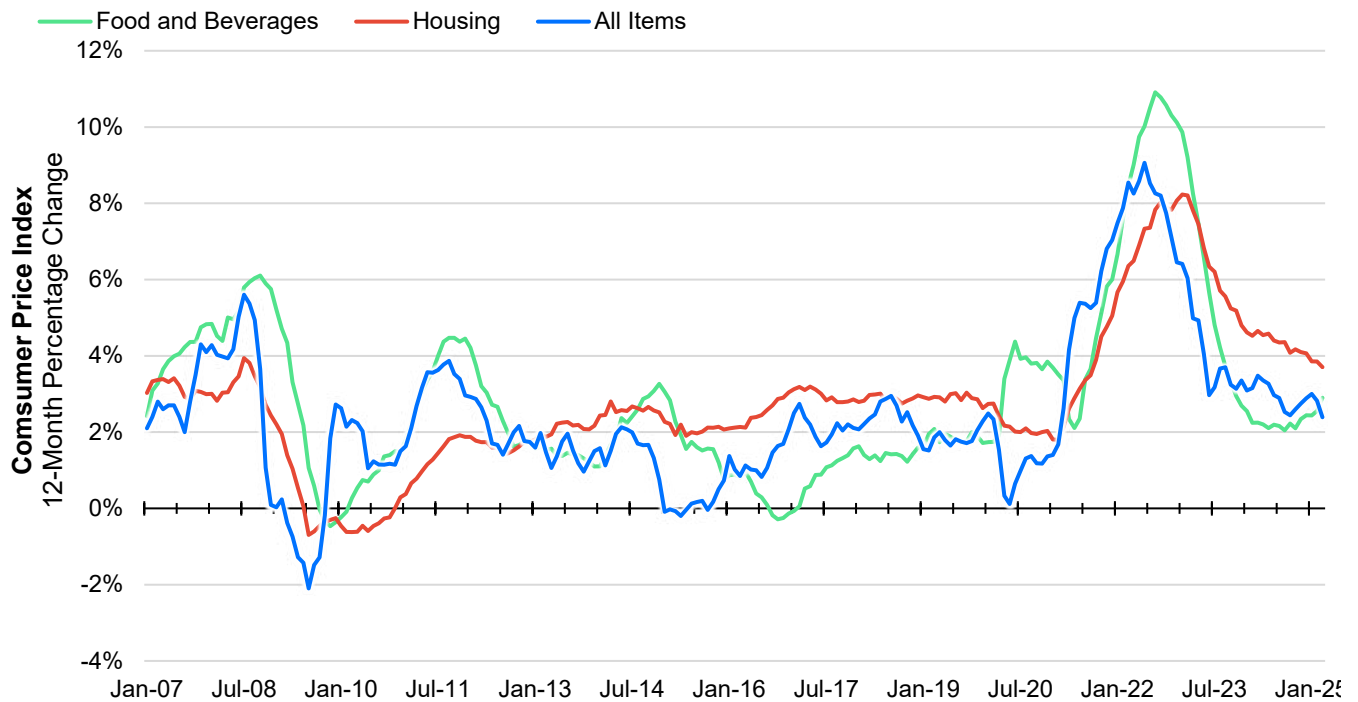
**Figure 2-8 U.S. Aviation System Shocks and Recoveries (through January 2025)**



Note: Excludes non-revenue enplaned passengers.  
Shading indicates an economic recession.

Source: U.S. Bureau of Transportation Statistics, U.S. Air Carrier Traffic Statistics; National Bureau of Economic Research, U.S. Business Cycle Expansions and Contractions.

Increases in prices can have a negative impact on air traffic, especially if prices increase at a faster rate than income. The consumer price index (CPI) is a measure of the average change over time in the prices paid by urban consumers for consumer goods and services. Consumer prices began to increase in April 2021 as the country was continuing to recover from the recession associated with the COVID-19 pandemic. Historic government spending during the pandemic and global supply chain issues were among factors that contributed to increases in CPI. The average cost of goods and services began to climb at an accelerated rate in June 2021 with items like food, fuel, and housing being directly impacted. In June 2022, the CPI increased to 9.1% over June 2021. Since June 2022, the increase in CPI has slowed. In March 2025, the CPI increased by 2.4% over March 2024. **Figure 2-9** graphically depicts how CPI in the U.S. has changed since January 2007.

**Figure 2-9 Consumer Price Index (January 2007 – March 2025)**

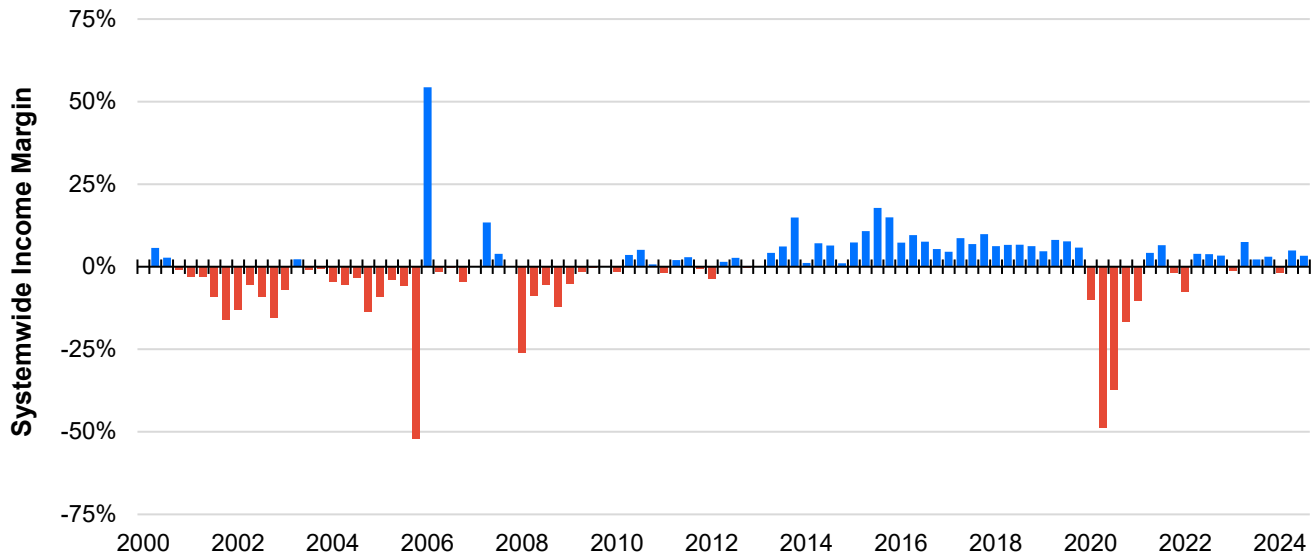
Source: United States Bureau of Labor Statistics, Consumer Price Index (CPI) Databases.

## 2.3.2 The U.S. Airline Industry

### 2.3.2.1 Airline Profitability

Airlines generally design route networks based on profitability and connectivity (primarily for network carriers). When profitability becomes compromised, an airline will, generally, review profitability by route and could act by increasing service on profitable routes and/or by reducing or eliminating unprofitable routes from their network. **Figure 2-10** provides the systemwide income margin for U.S. carriers since the first quarter of 2000. Triggered initially by the economic recession and compounded by the September 11 terrorist attacks, airlines had 20 out of 22 straight quarters with negative income margins beginning in the fourth quarter of 2000. During this period, several airlines filed for bankruptcy protection, most notably Trans World Airlines, US Airways, United Airlines, Northwest Airlines, and Delta Air Lines. These difficult financial times for U.S. airlines resulted in some industry contraction as several mergers took place. This is discussed in more detail in the next section.

**Figure 2-10      Systemwide Income Margin for U.S. Carriers (2000 Q1 – 2024 Q3)**



Source: Bureau of Transportation Statistics, Net Income: All U.S. Carriers - All Regions.

The Great Recession also had a significant impact on the airline industry. In response, U.S. airlines decreased capacity, particularly in shorter-haul markets with smaller, shorter-range aircraft types in 2008 and 2009. This generally resulted in significant improvements to airline yields, RASM, and profitability. In the years prior to the COVID-19 pandemic, the U.S. airline industry was at its most stable, profitable point over this period. According to the Bureau of Transportation Statistics (BTS), the 23 U.S. scheduled passenger airlines, at that time, reported a pre-tax net operating profit of \$15.8 billion in 2019, which was a 19.7% increase from 2018 and marked the eleventh consecutive year of pre-tax operating profits. The scheduled passenger airlines reported an operating profit margin of 7.5% in 2019, which was up from 6.3% in 2018.<sup>41</sup> Profitability during this period can also be attributed to the airlines unbundling services and increasing the use of ancillary fees such as charges for checked baggage.

As a result of the impacts associated with the COVID-19 pandemic, U.S. airlines incurred record losses in 2020 and into 2021. The U.S. DOT has reported that U.S. scheduled passenger airlines reported four straight quarters of after-tax net losses beginning in the second quarter of 2020. To help support U.S. air carriers during this period, in March 2020, the U.S. Congress passed by unanimous vote the Coronavirus Aid, Relief, and Economic Security (CARES) Act. Under Title IV of the CARES Act, Congress approved \$500 billion in federal assistance to severely distressed sectors of the economy as part of the larger \$2 trillion stimulus package. Enacted on December 27, 2020, the Consolidated Appropriations Act (including CARES) created the Payroll Support Program Extension (PSP2) which allocated another \$15 billion to passenger air carriers and \$1 billion to contractors. On December 27, 2020, the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) was signed and provided \$2 billion in economic relief to airports. The American Rescue Plan Act of 2021 extended assistance to passenger air carriers and contractors that received financial assistance under PSP2 for an additional \$14 billion and \$1 billion respectively. From 2022 Q2 through 2024 Q3, there has only been two quarters (2023 Q1 and 2024 Q1) with

<sup>41</sup> Bureau of Transportation Statistics, 2019 Annual and 4th Quarter U.S. Airline Financial Data.

a negative operating margin for the U.S. carriers. In the third quarter of 2024, U.S. carriers posted a 3.3% systemwide operating margin.

On November 18, 2024, Spirit Airlines filed for Chapter 11 bankruptcy protection marking the first time a major U.S. carrier has filed for bankruptcy since American Airlines in 2013. The airline has lost more than \$2.5 billion since 2020 and has debt payments totaling more than \$1.0 billion in 2025 and 2026.<sup>42</sup> On March 12, 2025, Spirit Airlines announced that it has emerged from its bankruptcy case and successfully restructured its debt.

Southwest has experienced some financial struggles since the beginning of the COVID-19 pandemic. Increased competition and aircraft delivery delays from Boeing combined with higher labor and fuel costs have contributed to challenges in remaining profitable. On February 17, 2025, Southwest announced that it was eliminating 15% of its corporate workforce, the first major layoff in the company's history. The job cuts are focused on corporate overhead and leadership positions. Southwest estimates that the jobs cuts will save the company about \$510 million over the next two years.<sup>43</sup>

In March 2025, a number of airlines reduced their revenue forecasts. American Airlines expected a loss per share in the range of 60 to 80 cents, more than doubling its losses. Southwest Airlines cut its revenue forecast. United Airlines first quarter earnings are expected to come in at the lower end of its forecast. Delta Air Lines reduced its first quarter profits by half. All of the airlines are citing a drop in government-related travel bookings and concerns that tariff pressures could dampen travel demand.<sup>44</sup>

### 2.3.2.2 *Airline Industry Consolidation*

Over the past two decades, the U.S. airline industry has undergone a significant transformation. Although it had been profitable in recent years prior to the impacts associated with the COVID-19 pandemic, the U.S. airline industry, cumulatively, experienced losses of approximately \$54 billion from 2000 through 2009 on domestic operations.<sup>45</sup> Many airlines filed for Chapter 11 bankruptcy protection and some ceased operations altogether. During this period, airlines suffered from excess capacity, which drove down yields. Yields adjusted for inflation had dropped by approximately 70%. With oil prices spiking to nearly \$150 per barrel in 2008, industry changes were critical. As a result, all the major network airlines restructured their route networks and reached agreements with lenders, employees, vendors, and creditors to decrease their cost structure.

Industry consolidation has taken place because of competitive pressures and economic conditions. Many airlines have merged or been acquired since the turn of the 21st century. **Figure 2-11** provides a graphical representation of the major U.S. airline mergers during this period. As shown, in 1990 there were 10 carriers which accounted for 87.7% of the passenger traffic in the U.S. The introduction of low-cost and ultra-low-cost carriers increased competition and by 2001 there were 13 carriers accounting for 86.4% of the passengers. However, the run of mergers in the 2000s resulted in only six carriers accounting for 84.6% of U.S. passenger traffic by 2023. These mergers have resulted in less competition among the airlines and increased pricing power. The potential impacts associated with consolidation include limited industry seats, limited capacity growth, and increases in fares.

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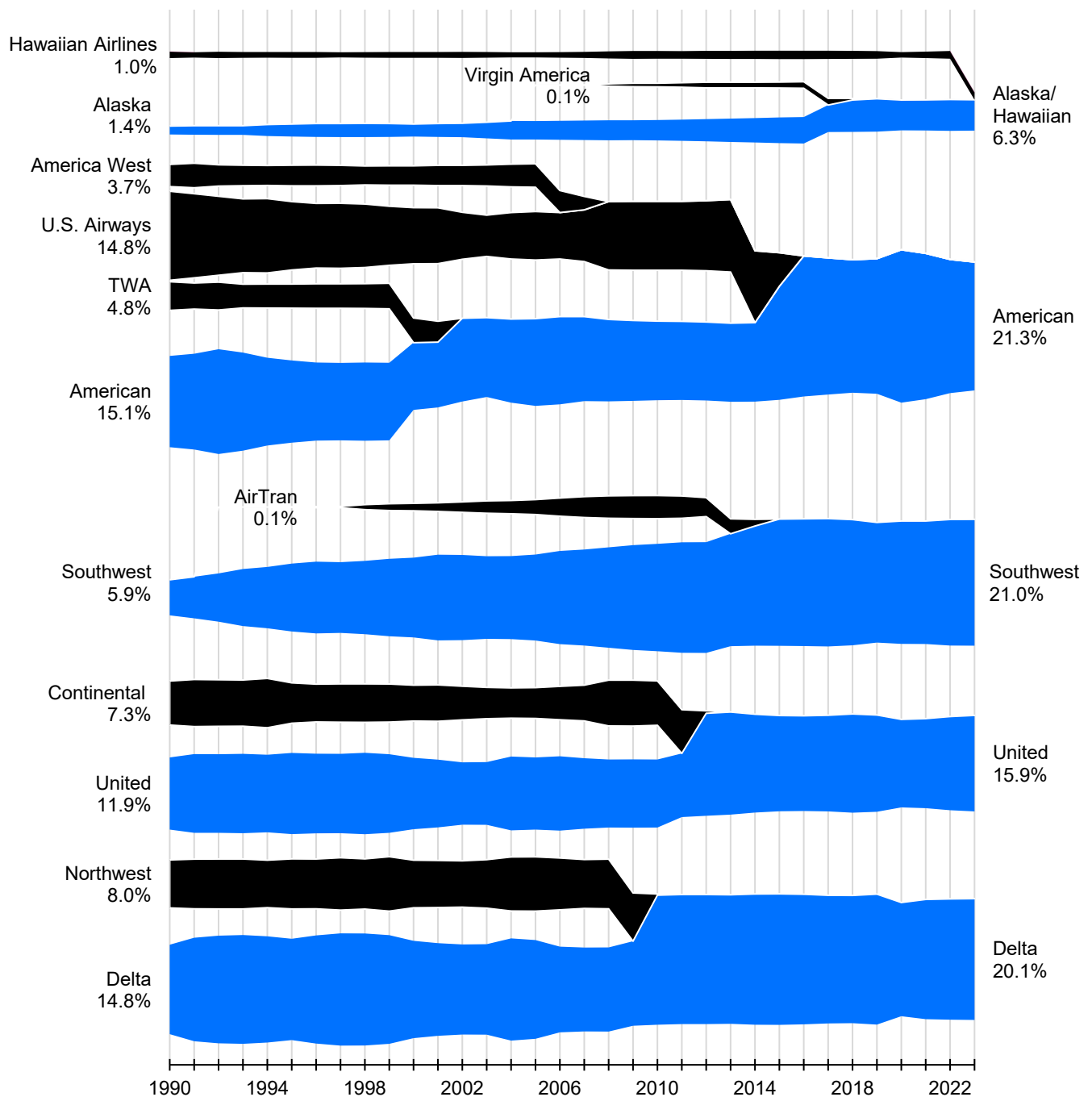
<sup>42</sup> Associated Press, Spirit Airlines files for bankruptcy as financial losses pile up and debt payments loom, accessed online at <https://apnews.com/article/spirit-airlines-bankruptcy-debt-losses-782c7fb892adf1d2f366411bab955668>

<sup>43</sup> Associated Press, Southwest Airlines is slashing 15% of its corporate workforce, its first major layoffs in 53 years, accessed online at <https://apnews.com/article/southwest-airlines-layoffs-29a0daf8f8091ae2b0a9c11282138464>

<sup>44</sup> Reuters, US airlines slash earnings forecasts as economic concerns grow, accessed online at <https://www.reuters.com/business/aerospace-defense/us-airline-stocks-tumble-deltas-forecast-cut-spoons-investors-2025-03-11/>

<sup>45</sup> National Bureau of Economic Research, The Persistent Financial Losses of U.S. Airlines, July 2011.

**Figure 2-11 U.S. Airline Consolidation – Systemwide Seating Capacity**



Source: US DOT Reports DB1A; US DOT T100 Report, accessed via Cirium, Diio Mi.

It is expected that airlines will continue to enter into code-share agreements in attempts to seek competitive advantages. For example, in early 2021, American Airlines entered partnerships with both Alaska Airlines for markets in the western U.S. and JetBlue Airways for markets in the eastern U.S. However, in May 2023, a federal judge ruled that American Airlines must end its alliance with JetBlue Airways because of competition issues.

On December 2, 2023, Alaska Air Group announced it was planning to buy Hawaiian Airlines. The merged company would operate as independent brands but combine its operating platforms. The shareholders of Hawaiian Airlines voted to approve the merger deal in February 2024. In August 2024, the U.S. Department of Justice opted to not challenge the merger from an antitrust standpoint. In September 2024, Alaska Airlines completed the acquisition of Hawaiian Airlines after the U.S. Department of Transportation approved the merger.

In July 2022, JetBlue Airways announced it had reached a deal to acquire Spirit Airlines for \$3.8 billion after Spirit Airlines rejected Frontier Airlines bid for a potential merger. The merger was approved by shareholders in October 2022. However, in March 2023, the U.S. regulators sued to block the merger citing concerns over competition. In January 2024, a U.S. District Court judge blocked the proposed merger, the first time the federal government rejected an airline merger in 20 years. Despite filing a brief urging the Court of Appeals to overturn the ruling, the airlines agreed to end the merger in March 2024.

### 2.3.2.3 *Aircraft and Personnel Shortages*

Airlines parked and decommissioned aircraft during the pandemic as demand declined but now are struggling with capacity to meet the demand as air travel has essentially returned to 2019 levels. Supply chain issues and staffing shortages resulted in a significant slowdown in production of new aircraft. In 2019, Boeing delivered 380 aircraft which fell to 157 in 2020. Boeing was able to return to pre-pandemic delivery levels in 2022 but is still behind in deliveries. In 2023, Boeing delivered 528 aircraft, representing an increase of 1% from 2022. Boeing met its target of 375 Boeing 737 jets with 396 and its target of 70-80 deliveries of the Boeing 787 with 73.<sup>46</sup> On September 13, 2024, around 33,000 Boeing workers went on strike demanding a 40% wage increase over four years. The strike has halted production of the 737 Max, 767, and 777 aircraft. Boeing has also announced that it would lay off 10% of its workforce in the coming months which will further delay the delivery of the 777 aircraft. In 2024, Boeing delivered 348 aircraft, the lowest since the beginning of the COVID-19 pandemic. In 2019, Airbus delivered 863 aircraft which decreased to 566 in 2020. In 2022, Airbus delivered 661 aircraft. In 2023, Airbus delivered 735 units, beating its target of 720.<sup>47</sup> Airbus delivered 766 aircraft in 2024, slightly below its target of 800. The shortages due to production were compounded by maintenance delays. According to the management consulting company Oliver Wyman, there was a 12,000 to 18,000 shortage in the number of needed mechanics in 2023.<sup>48</sup> In order to overcome this shortage of mechanics, airlines will have to employ similar solutions as they have been doing with pilots including increased pay and subsidizing the training process as described in more detail below.

At the onset of the COVID-19 pandemic, airlines were faced with a surplus of personnel resulting from the sudden and dramatic decline in air traffic. As a result, airlines offered their employees buyouts and early retirement packages. In total, it is estimated that approximately 10% of commercial pilots took early retirement during the pandemic.<sup>49</sup> In addition, an aging pilot population is expected to continue to compound the issues arising from early retirements caused by the pandemic. FAA airman certification statistics shows that 13% of the 170,086 people with an airline transport pilot (ATP) certificate are 60 years of age or older and are due to retire over the next five years with another 33% set to retire within the next 15 years. In contrast, only 8% of people with an ATP certification were under the age of 30.

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<sup>46</sup> Simple Flying, Boeing Delivered 528 Planes in 2023, January 10, 2024.

<sup>47</sup> Airbus, Airbus Reports Strong 2023 Commercial Aircraft Orders and Deliveries in Complex Operating Environment, January 11, 2024.

<sup>48</sup> Oliver Wyman, Not Enough Aviation Mechanics, January 2023.

<sup>49</sup> CNN, A shortage of pilots could keep the airlines from making a real comeback.



The recovery of air traffic demand in the U.S. was relatively modest from April 2020 through February 2021. However, starting in March 2021, passenger demand has increased more rapidly and has fully recovered beyond 2019 levels. As a result of this rapid recovery and the airlines' inability to quickly replace their retired pilots, airlines have experienced shortages of trained pilots to fly aircraft. The pilot shortage problem has been amplified during peak travel periods throughout the year. Regional airlines have been hit the hardest by the pilot shortage. Unable to provide the wages of the larger airlines, the regional airlines have been losing their pilots to the mainline carriers who are attempting to fill their needs. As a result, the regional airlines have had to scale back, or in some cases eliminate service, to smaller markets including some subsidized through the FAA's Essential Air Service Program.

In order to meet this demand, airlines are quickly attempting to backfill the positions left open by pilot retirements by hiring and training new pilots. However, in addition to offering early retirement to their pilots, the airlines also trimmed back their pilot training programs to cut costs during the pandemic. The Regional Airline Association states that only 8,927 new pilots qualified for their ATP certificates over the two-year span of 2020 to 2021 compared to 6,664 in 2019 alone.<sup>50</sup> In 2022, there were 9,323 new pilots that qualified for ATP certificates.<sup>51</sup>

According to a report from Oliver Wyman, by 2029 the increased demand for pilots is expected to outpace the supply creating a pilot shortage of approximately 60,000 pilots worldwide and nearly 21,000 in North America.<sup>52</sup> In the U.S., there are currently several potential measures being explored to help alleviate the pilot shortage, including:

- Raising the federally mandated retirement age for airline pilots from 65 to 67
- Reducing flight-hour requirements before joining a U.S. carrier
- Lowering the barrier to entry for training programs such as dropping the requirement for a four-year degree
- Creating gateway programs such as Alaska's Ascend Pilot Academy and United's Aviate Academy which offer financial aid and scholarships to lessen the cost of becoming a pilot.

If the pilot shortage becomes more widespread in the industry, the passenger airlines may not be able to meet future passenger demand, and would be required to reduce their seat capacity, resulting in material impacts to future passenger traffic in the U.S and internationally.

On March 1, 2023, Delta Air Lines ratified a new Pilot Working agreement. The contract, which runs through December 2026, provides the 15,000 pilots with an immediate 18% pay increase and pay increases in each of the subsequent three years. Under the agreement, Delta Air Lines will also provide a 1% increase of any pay offered by its competitors (American Airlines and United Airlines) under any those airline's negotiated contracts. The contract also provides paid maternity and paternal leave, better crew meals, improved health insurance, and more.

### 2.3.3 Aviation Fuel

The price of oil and the associated cost of jet fuel has historically been one of the largest operating costs affecting the airline industry. As of the first quarter of 2024, fuel costs represented 19.5% of U.S. passenger airline operating expenses.<sup>53</sup> In 2000, jet fuel sold to end users averaged \$0.89 per gallon. The average cost of jet fuel increased steadily through 2007. However, in 2008, crude oil prices and, consequently, jet fuel surged in price as a result of strong global demand, a weak U.S. dollar, commodity speculation, political unrest, and a reluctance to materially increase supply. In July 2008, jet fuel reached an average price of \$4.01 per gallon, nearly double the price the

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<sup>50</sup> Regional Airline Association, 2023 Regional Airline Association Annual Report.

<sup>51</sup> Federal Aviation Administration, U.S. Civil Airmen Statistics.

<sup>52</sup> Oliver Wyman, After COVID-19, Aviation Faces a Pilot Shortage.

<sup>53</sup> Airlines for America, A4A Passenger Airline Cost Index, <https://www.airlines.org/dataset/a4a-quarterly-passenger-airline-cost-index-u-s-passenger-airlines/>

year prior. Reduced demand in 2009 stemming from the global financial crisis and subsequent economic downturn resulted in a sharp decline in price. However, as the economic climate improved and political unrest continued in the Middle East, oil prices increased in the subsequent three years. The increase in the price of jet fuel put upwards pressure on airline operating costs. As a result, airlines cut capacity or increased fares, and sometimes both. The average price of jet fuel dropped significantly in 2015 and 2016, reaching a low of \$1.03 per gallon in February 2016. Since then, jet fuel prices increased steadily to a peak of \$2.25 in October 2018 before falling to \$1.70 per gallon in December 2019 due to increased oil supplies. In 2019, jet fuel prices remained fairly stable, averaging approximately \$1.90 per gallon from February 2019 through January 2020.

As a result of the COVID-19 pandemic, the global demand for crude oil and fuel decreased dramatically starting in January 2020. As a result, the price of jet fuel dropped below \$0.73 per gallon in May 2020. Since then, crude oil supply curtailments have caused oil prices to recover. Jet fuel prices hovered near \$1.50 per gallon from early June 2020 through December 2020, then increased significantly to \$2.65 per gallon in February 2022. Following the start of the war between Russia and Ukraine, jet fuel prices reached nearly \$3.33 per gallon in March 2022 and continued to climb to \$4.11 per gallon in June 2022. After such time, prices steadily declined through July 2023 before a slow climb through September 2023 where prices were at approximately \$3.17 per gallon. Energy disruptions leading to price increases have been occurring since the start of the Ukraine war with Russia. The World Bank has reported if there is a major escalation, widening the conflict, a global energy shock would likely occur. A large disruption could send oil prices up by as much as 75%.<sup>54</sup>

The U.S. Energy Information Administration (EIA) provides forecasts of jet fuel refiner price to end users in a report entitled Short-Term Energy Outlook. These prices are reported in cents per gallon as opposed to per barrel. In the April 2025 release, the EIA forecasts that jet fuel prices will be \$2.18 per gallon by December 2026. **Figure 2-12** presents the historical price for jet fuel refiner price to end users and the EIA's forecast of that price.

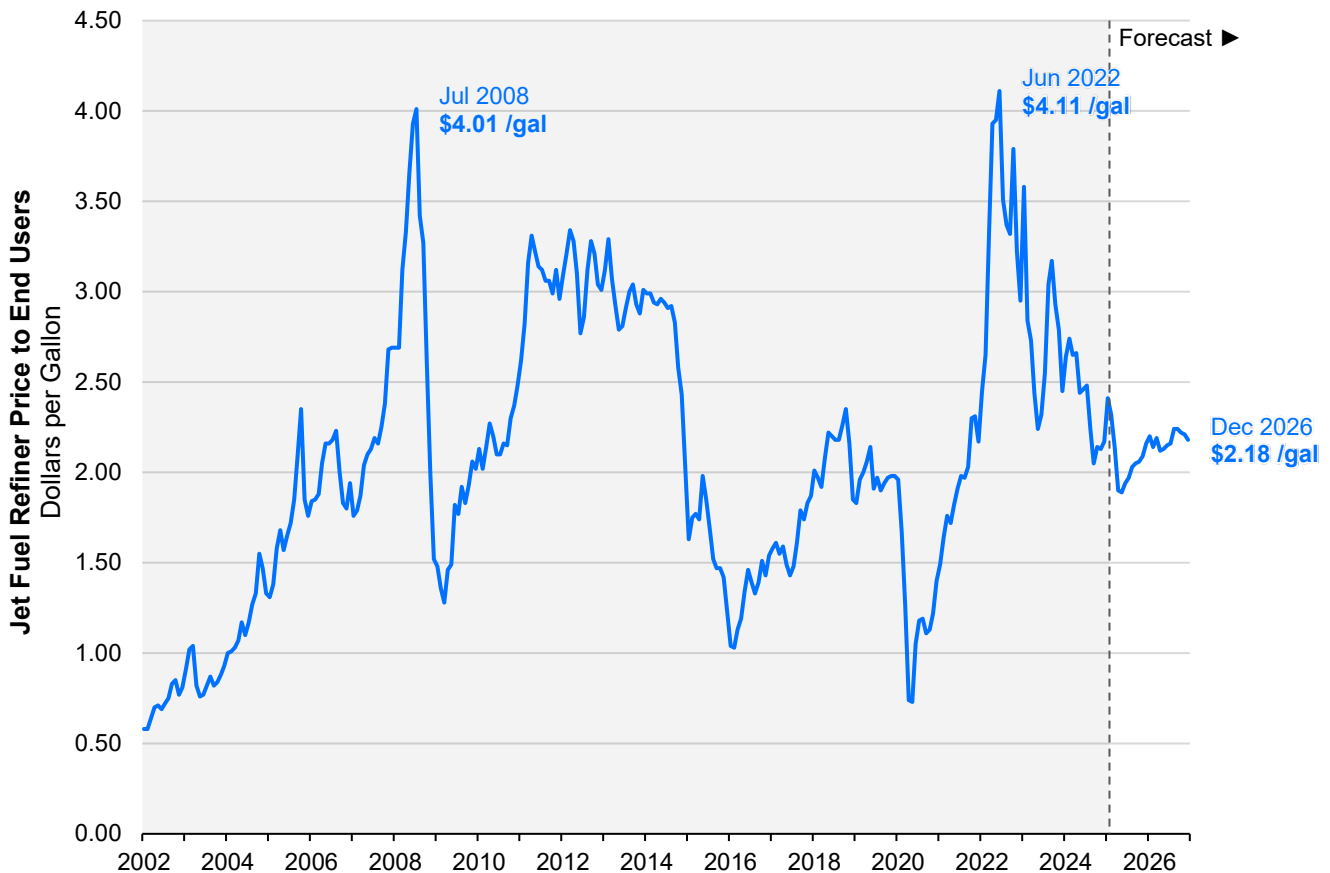
Future fuel prices and availability are uncertain and fluctuate based on numerous factors. These can include supply-and-demand expectations, geopolitical events, fuel inventory levels, monetary policies, and economic growth estimates. Historically, certain airlines have also employed fuel hedging as a practice to provide some protection against future fuel price increases.

Aviation fuel costs will continue to impact the airline industry in the future. If aviation fuel costs increase significantly over current levels, air traffic activity could be negatively affected as airlines attempt to pass costs on to consumers through higher airfares and fees to remain profitable. Currently, alternative fuels are not yet commercially cost effective.

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<sup>54</sup> New York Times, Middle East War Could Cause Oil Price Shock, World Bank Warns, <https://www.nytimes.com/2023/10/30/business/economy/middle-east-war-oil-prices-world-bank.html>

**Figure 2-12 Jet Fuel Prices (January 2002 – December 2026)**



Source: U.S. Energy Information Administration, Short-Term Energy Outlook (April 2025).

### 2.3.4 Aviation Security and Safety

Since September 11, 2001, terrorist attacks, government agencies, airlines, and airport operators have upgraded security measures to guard against threats and to maintain the public's confidence in the safety of air travel. Security measures have included cargo and baggage screening requirements, passenger screening requirements, deployment of explosive detection devices, strengthening of aircraft cockpit doors, the increased presence of armed air marshals, awareness programs for personnel at airports, additional intelligence in identifying high-risk passengers and new programs for flight crews. Aviation security is controlled by the federal government through the Department of Homeland Security and the Transportation Security Administration (TSA).

Although a terrorist event targeting aviation interests would likely have negative and immediate impacts on the demand for air travel, the industry and demand have historically recovered from such events relatively quickly. There have been terrorist attacks at airports internationally including at Brussels Airport in March 2016, the Istanbul Atatürk Airport in June 2016, and the Paris Orly Airport in March 2017. So long as government agencies continue to seek processes and procedures to mitigate potential risks and to maintain confidence in the safety of aircraft, without requiring unreasonable levels of costs or inconvenience to the passengers, economic influences are expected to be the primary driver for aviation demand as opposed to security and safety.

The Boeing 737 Max aircraft was originally grounded worldwide in March 2019 after two fatal crashes in less than five months. It was determined that the crashes were due to faulty aircraft design. In August 2020, the FAA published requirements for fixing the aircraft and subsequently lifted the grounding in November 2020. In January 2024, Boeing 737 Max 9 aircraft were temporarily grounded following an incident where a panel in an aircraft fuselage blew out in-flight. An investigation found that bolts meant to hold the panel in place had not been installed. Following inspections, the aircraft type was returned to service. However, there have been several other incidents including an inflight Dutch Roll, sudden drops in altitude, and flights at low altitude. In September 2024, the FAA issued urgent safety recommendations about the risk of a rudder malfunction which is in the process of being replaced. To date, these safety issues have resulted in a slowdown in manufacturing; however, should these issues continue, they could have more of an impact on supply and/or demand.

There have also been some recent air traffic incidents. On January 29, 2025, American Airlines Flight 5342 (operated by PSA Airlines as American Eagle), a regional jet on its final approach to Ronald Reagan National Airport collided mid-air with a U.S. Army Sikorsky UH-60 Black Hawk helicopter killing 60 passengers and four (4) crew members on the airliner and the crew in the helicopter. It was the first major commercial passenger flight accident since February 2009 and the deadliest since 2001. On February 6, 2025, a domestic flight from Unalakleet Airport to Nome Airport in Alaska crashed killing all 10 occupants. On February 17, 2025 a Delta flight from Minneapolis to Toronto crashed upon landing when a landing gear component fractured resulting in the aircraft overturned on the runway. All 80 people survived but 21 sustained injuries.

### 2.3.5 National Air Traffic Capacity

The U.S. aviation system has a major impact on the national economy because it provides a means of transporting people and cargo over long distances in a relatively short period. As demand for air travel increases, the national aviation system must maintain enough capacity to allow for travel without unacceptable delays or congestion. It is generally assumed that the required infrastructure improvements needed to maintain capacity will keep pace with demand. Although not likely over the future period evaluated herein, the inability of the national aviation system to keep pace with demand could create congestion and delays on a national level that could adversely affect the passenger experience and impact future demand.

## 2.4 Air Traffic Projections

This section presents the air traffic projections including the key assumptions used to develop those projections. The air traffic activity projections included in this Report were prepared by the Authority and were reviewed by Landrum & Brown, Incorporated (L&B) for reasonableness to be used as the basis for financial projections later in this report. L&B's review is based on our expertise in this area, judgement, and information available to L&B as well as estimates, trends and assumptions that are inherently subject to economic, political, regulatory, competitive and other uncertainties, all of which are difficult to predict and which will be beyond the control of L&B. It should be noted that projected results may not be realized, and actual results could be significantly higher or lower than projected. L&B is not obligated to update, or otherwise revise, the projections or the specific portions presented to reflect circumstances existing after the date when made or to reflect the occurrence of future events, even in the event that any or all of the assumptions are shown to be in error.

### 2.4.1 Authority Projections

In mid-2024, the Authority developed a budget for enplaned passengers and landed weight for 2025. Given recent passenger growth exceeding expectations, actual enplaned passengers for 2024 of nearly 5.3 million exceeded the Authority budget of nearly 5.2 million enplaned passengers by 3.3%. The Authority's budget for 2025 was a 1.5% increase over the budget for 2024. Beyond 2025, the Authority projected enplaned passengers to grow at a 1.7% CAGR through 2030. As a result, enplaned passengers are projected to increase from a budget of nearly 5.2 million in 2025 to approximately 5.6 million in 2030.

The Authority has also budgeted 10.6 million-pound units of aircraft landed weight in 2024, 1.8% above the actual 10.4 million-pound units. The budgeted landed weight for passenger airlines (5.8 million-pound units) was lower than the actual (5.9 million-pound units) but the budgeted landed weight for cargo airlines (4.8 million-pound units) was higher than the actual (4.5 million-pound units). The 2025 estimate for passenger landed weight was 5.9 million-pound units, the same 1.5% increase as the enplaned passengers. Beyond 2025, the Airport assumed that passenger landed weight would increase at the same rate as enplaned passengers, 1.7% CAGR. As a result, passenger landed weight is projected to increase from 5.9 million-pound units in 2025 to 6.4 million-pound units in 2030. The 2025 estimate for cargo landed weight is 4.3 million-pound units, a decline of 2.1%. In 2026, the Airport assumed no growth in cargo landed weight. Beyond 2026, the Airport assumed that cargo landed weight would increase at 1.0% CAGR. As a result, cargo landed weight is projected to increase from 4.3 million-pound units in 2025 to 4.5 million-pound units in 2030. **Table 2-9** provides historical Airport air traffic from 2019 through 2024, budget for 2025, and the enplaned passenger and the landed weight projections for the Airport for 2026 through 2030 provided by the Airport.

**Table 2-9 Air Traffic Projection Summary (2019 –2030)**

| Fiscal Year | Enplaned Passengers          |                           | Landed Weight                                |       |        |                           |
|-------------|------------------------------|---------------------------|----------------------------------------------|-------|--------|---------------------------|
|             | Passengers<br>(in thousands) | Year-Over-<br>Year Growth | Total<br>(in thousands of 1,000-pound units) |       |        | Year-Over-<br>Year Growth |
|             |                              |                           | Passenger                                    | Cargo | Total  |                           |
| 2019 Actual | 4,765                        |                           | 5,476                                        | 5,304 | 10,780 |                           |
| 2020 Actual | 2,044                        | -57.1%                    | 3,282                                        | 5,654 | 8,936  | -17.1%                    |
| 2021 Actual | 3,582                        | 75.2%                     | 4,272                                        | 7,170 | 11,441 | 28.0%                     |
| 2022 Actual | 4,345                        | 21.3%                     | 4,789                                        | 7,241 | 12,030 | 5.1%                      |
| 2023 Actual | 4,887                        | 12.5%                     | 5,588                                        | 5,162 | 10,750 | -10.6%                    |
| 2024 Actual | 5,250                        | 7.4%                      | 5,937                                        | 4,495 | 10,432 | -3.0%                     |
| 2025 Est.   | 5,157                        | -1.8%                     | 5,903                                        | 4,310 | 10,213 | -2.1%                     |
| 2026        | 5,244                        | 1.7%                      | 6,004                                        | 4,312 | 10,316 | 1.0%                      |
| 2027        | 5,335                        | 1.7%                      | 6,107                                        | 4,355 | 10,462 | 1.4%                      |
| 2028        | 5,427                        | 1.7%                      | 6,211                                        | 4,399 | 10,610 | 1.4%                      |
| 2029        | 5,521                        | 1.7%                      | 6,316                                        | 4,443 | 10,759 | 1.4%                      |
| 2030        | 5,615                        | 1.7%                      | 6,423                                        | 4,488 | 10,911 | 1.4%                      |
| Range       |                              |                           |                                              |       |        |                           |
|             |                              |                           | Average Annual Growth Rate                   |       |        |                           |
| 2019-24     | 2.0%                         |                           | 1.7%                                         | 1.0%  | 1.4%   |                           |
| 2024-30     | 1.1%                         |                           | 1.3%                                         | 0.0%  | 0.8%   |                           |
| 2025-30     | 1.7%                         |                           | 1.7%                                         | 0.8%  | 1.3%   |                           |

Source: Indianapolis Airport Authority.

### 2.4.2 L&B Enplaned Passengers Projection

To confirm the use of the Authority enplaned passenger projections for financial feasibility purposes, an independent long-term forecast was developed by L&B. Independent projections of air traffic activity were developed based on an analysis of the underlying economic conditions of the ASA, airline traffic trends, and an assessment of Southwest's continued focus on the region. In general, it was assumed that in the long-term, growth in O&D passenger traffic at the Airport will occur as a function of growth in population and the economy of the ASA. In addition, several other assumptions are incorporated into the projections including the following:

- The airlines will continue to add capacity that is in line with demand correlated with economic growth of the ASA.
- The Airport will continue to predominately accommodate O&D passenger traffic over the Projection Period, and connecting passengers will remain at or near the current share of total passengers.

- Long-term nationwide growth in air travel will occur over the Projection Period consistent with forecast growth in the economy.
- There will be no major disruption of airline service or airline travel behavior over the Projection Period.

A number of standard industry projection techniques were considered in order to project enplaned passengers such as econometric regression modeling, trend analysis, market share, and time series. It was determined that economic regression models were the most appropriate to project enplaned passengers at the Airport. Econometric regression modeling quantifies the relationship between enplaned passengers and key socioeconomic variables. This methodology recognizes that the key independent variables will change over time and assumes that their fundamental relationships with the dependent variables will remain.

The first step in developing the appropriate models was to test the independent, or explanatory, variables against the dependent variables, domestic and international enplaned passengers. In order for an econometric model to be considered appropriate, the following must be true:

- Adequate test statistics (i.e., high coefficient of determination ( $R^2$ ) values and low p-value statistics), which indicate that the independent variables are good predictors of passengers at the Airport.
- The analysis does not result in theoretical contradictions (e.g., the model indicates that GDP growth is negatively correlated with traffic growth).
- The results are not overly aggressive or conservative or are incompatible with historical averages.

Through the testing of multiple sets of independent variables, a univariate linear model was selected to project enplaned passengers at the Airport. The selected model uses historical Airport O&D enplaned passengers for the independent variable and the ASA's PCPI and two dummy variables<sup>55</sup> for the COVID-19 pandemic. This model exhibits strong regression statistics when compared to models with other combinations of independent variables. The model was used to determine an estimated number of enplaned passengers through 2030.

An analysis of scheduled departing seats was conducted to determine the likelihood of the projected growth based on the regressions for 2025. Based on current scheduled data, departing seats are expected to increase from 9.7 million from January through June 2024 to 10.1 million for the same period in 2025, an increase of 4.3% for the first half of the year. Assuming these schedules, if the Airport handles the same number of departing seats for the second half of the year in 2025 as it did in 2024, the total number of departing seats for 2025 will increase by 2.1%.

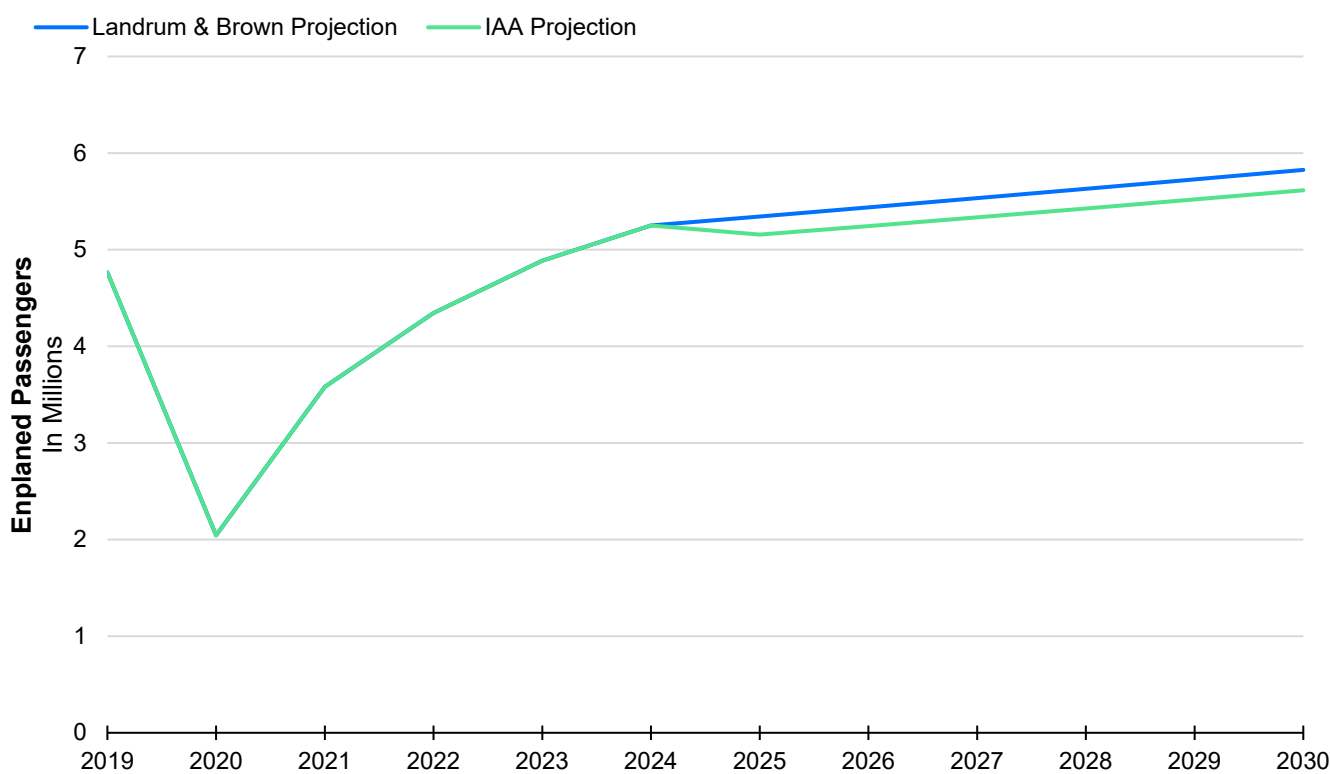
Based on models and the set of assumptions detailed above, enplaned passengers are projected to increase by 1.8% in 2025, which may be conservative provided the analysis on current scheduled data provided above. Beyond 2025, enplaned passengers are projected to increase 1.7% per annum from 2025 through 2030. The result is that enplaned passengers are projected to increase from the 5.3 million in 2024 to 5.8 million in 2030.

**Figure 2-13** depicts the Authority's projection for enplaned passengers as well as the independent projection developed by L&B. In 2030, the Authority's forecast is 3.6% lower than the L&B projection.

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<sup>55</sup> Dummy variables are used in place of the presence categorical variables that have an impact on the independent variable (enplaned passengers) that are beyond the expected determined by the dependent variable (PCPI). In this case, two dummy variables were used. The first dummy was for the first year of impact from COVID-19 which resulted in a decline in enplaned passengers beyond what would be normally explained by the decline in PCPI. The second dummy variable was for the second year of COVID-19 when enplaned passengers recovered partially.

**Figure 2-13      Enplaned Passengers Projection for the Airport**



Sources: Indianapolis Airport Authority; L&B Analysis.

### 2.4.3 Projection Summary

The Authority’s projection of enplaned passengers and landed weight have been shown to be conservative in nature in L&B’s opinion, mostly due to the lower enplaned passengers in 2025. The growth rates beyond 2025, are similar to those in the independent forecast and thus are considered reasonable. Therefore, given its conservatism for the purposes of financial feasibility purposes, the Authority’s projections are carried forward in the financial analysis later in this Report.



### 3 Airport Facilities and Capital Program

### 3.1 Existing Airport Facilities

The Airport comprises approximately 6,400 acres of land in Marion and Hendricks Counties, Indiana. It is located approximately 13 driving miles southwest of downtown Indianapolis. As described previously, the Airport is the primary commercial air passenger and cargo service facility for the ASA and the Central Indiana region. Access to the Airport is primarily provided from Interstate 70. The existing Airport layout is depicted in **Figure 3-1** and Airport facilities are described in this Chapter.

### Figure 3-1 Airport Layout



Source: Indianapolis Airport Authority

### 3.1.1 Airfield Facilities

The existing airfield consists of three air carrier runways, two of which are in a parallel northeast-southwest alignment (Runways 5R-23L and 5L-23R) and one crosswind carrier runway oriented in a northwest/southeast direction (Runway 14-32). Runway 5R-23L is 10,000 feet in length, Runway 5L-23R is the Airport's longest at 11,200 feet in length, and Runway 14-32 is 7,280 feet in length. All runways are 150 feet wide and are equipped with precision instrument landing systems.

### 3.1.2 Terminal Facilities

In November 2008, the Authority opened the 1.2 million square-foot Col. H. Weir Cook Terminal at the Airport. The terminal was a major project within the Authority's seven-year, \$1.07 billion capital program, which also included construction of aircraft aprons; the parking garage for the new terminal; surface parking lots serving visitors and workers at the new terminal; an airport traffic control tower; support facilities such as ARFF, fuel farm, airport operations center/emergency operations center, rental car quick turn-around facility; and on-airport roadway system and Interstate 70 access. With a modern passenger terminal and landside complex, the Airport is well-positioned to accommodate future passenger demand.

The Col. H. Weir Cook Terminal consists of a main terminal and has two attached airside concourses: 20 gates in Concourse A and 19 gates in Concourse B. TSA security checkpoints are situated before the entrance to each concourse. Checkpoint A has six screening lanes and a 'Known Crew Member' lane and Checkpoint B has eight lanes. Both checkpoints have a dedicated queue for passengers with disabilities and/or medical conditions. Once past the checkpoints, a walkway is available for passengers to walk freely between the two concourses. For international arrivals, two gates on Concourse A have been configured to lead directly to a dedicated federal inspection area and baggage claim.

The main terminal building is divided into four primary levels: the arrivals/baggage claim level (Level 1), the pedestrian bridge level (Level 2), the departures level (Level 3), and the mezzanine levels (Level 4). Level 1 serves primarily as the hall for baggage claims, baggage makeup, and check baggage inspection screening facilities. Level 2 primarily consists of the pedestrian bridge that provides access to the parking garage and ground transportation. An elevated roadway provides vehicle access to Level 3, which provides passengers access to the ticketing hall, the security screen checkpoints, and the two airside concourses. Level 3 is also the primary level for concessions areas, including food and beverage operators, retailers, and service providers, enhancing the customer experience while at the Airport. Level 4 primarily consists of office space for the Authority and is generally not accessible to the public except for Authority Board public meeting space.

### 3.1.3 Public Parking Facilities

The Authority owns and operates substantially all the parking facilities at the Airport, including a garage at the terminal, a surface economy lot, a credit card only walking lot, an employee parking lot, cell phone lot, and a rental car overflow surface lot. There are several parking options for Airport visitors to utilize to provide a high-level of customer experience. A valet parking section is available on the third level of the garage for easy access to the terminal and offers an array of special services including car washing, detailing, newspapers, and other benefits. Hourly parking is available on the third level of the garage to make short visits to the Airport more convenient with quick access to the terminal. Garage Daily parking offers covered and uncovered roof parking for overnight or extended stays. The Economy Lot parking is a cost-effective option for long term parking just a short shuttle bus ride to and from the terminal. The Park & Walk Lot is a midrange price offering within walking distance of the terminal. This option is credit card only with no shuttle service available. Additionally, the ParkIND program was launched to offer corporate or frequent travelers rewards for utilizing the ParkIND options and currently has over 34,000 members. These programs provide convenient, customer-focused parking options for all Airport visitors.

The Airport's total parking capacity is approximately 15,000 public vehicles spaces (excluding rental car areas). The parking garage currently includes approximately 6,500 spaces on levels 2, 3, 4, and 5 of the garage. This includes space dedicated to valet services which is operated by a third-party operator on level 3 of the garage. There is also an hourly parking section on level 3 of the garage for short-term parking. Levels 1 and 2 of the garage have 2,000 spaces reserved for the rental car companies. The two public surface lots include approximately 8,491 spaces, approximately 541 in the shared Park & Walk lot and employee/overflow lot and approximately 7,950 in the Economy Lot. The Authority is currently planning additional future rehabilitation of the public parking lots as discussed below in Section 3.3. Off-Airport parking competition primarily includes one private operator located about four miles from the Airport's terminal.

To help reduce vehicle traffic congestion in the terminal area, a cell phone waiting lot is available where motorists meeting arriving passengers can wait for free until passengers call to indicate they are ready to be picked up along the terminal curbside. The cell phone lot is located southwest of the passenger terminal and includes 100 spaces.

### 3.1.4 Air Cargo Facilities

The Airport has approximately 1.9 million square feet of interior space for cargo facilities. As a hub for FedEx, much of this space is related to its operation.

#### 3.1.4.1 FedEx

FedEx began operations at the Airport in 1988 and has expanded its Indianapolis facility to become the second largest hub worldwide for all of FedEx operations. The largest FedEx facility at the Airport is the FedEx package sorting complex located on the south side of the Airport, which includes a sortation facility, a fuel storage facility and a recently expanded aircraft parking apron now capable of accommodating up to 80 aircraft. In October 2018, FedEx announced a seven-year \$1.5 billion expansion to the Indianapolis hub to increase package-handling capacity. The announced expansion envisioned the total leasehold footprint increasing by approximately 131 acres, the addition of 29 new gate positions which would accommodate a total of 92 aircraft, and the addition of multiple support buildings. Since 2018, FedEx completed the construction of the planned crew building, prepared all of the expansion areas for construction, constructed the necessary retaining wall to expand the aircraft apron, constructed 19 of the planned 29 aircraft gate positions, completed the elevated conveyor connector between the existing sortation facility and the newly constructed sort operations building number four (OB4), converted three existing aircraft parking positions to accommodate three Boeing 777 aircraft, rehabbed ten existing gate positions putting them back into service as only eight gates, expanded the storage areas for the increased ground support equipment, and completed the construction or is near completion of multiple other support buildings. FedEx has implemented two new package sort operations in addition to the existing night and day sorts as part of a strategy to better service customers buying products from businesses. FedEx has notified the Authority that the expansion timeline will be extended beyond originally expected as package delivery demand has slowed due to the economic slowdown, more specifically an excess of inventories within the U.S.; therefore, capital spending is being evaluated and re-justified by the company. The primary impact of the slowdown is that the portion of the FedEx expansion area leasehold for the remaining ten aircraft gates was converted to an option area, at a reduced rental rate, by an amendment to the FedEx lease. The slowdown also results in the delay in the construction of a truck loading facility. FedEx has provided the Authority with no information regarding the status of previously stated plans or the timing thereof.

The main lease with FedEx (the Hub Agreement) expires December 31, 2053; however, FedEx has two ten-year options to extend the lease which could extend the term of the Hub Agreement to 2073.



### 3.1.4.2 Other Air Cargo Facilities

In addition to FedEx facilities discussed above, the Airport has other air cargo facilities. A summary of these facilities is as follows.

- **Cargo/Warehouse Buildings Northeast.** On the northeast side of the Airport, there are two cargo/warehouse buildings (Building #3 and #7) with a combined total of approximately 69,093 square feet of interior space. These facilities also include 864,000 square feet of aircraft parking apron. The facilities are leased by Worldwide Flight Services (aircraft and cargo handler), Jet Pro Line Maintenance, Hawker Beechcraft and FedEx, which utilizes the building for aircraft parts storage.
- **Building 53 (former USPS Eagle Air Hub).** FedEx and the Authority executed a new lease in September 2023 for the former USPS Eagle Hub Site. The site, located on the north side of the Airport, consists of two buildings totaling approximately 356,043 square feet of space on approximately 107 acres of real estate including approximately 46 acres of aircraft parking apron. The lease term commenced on June 1, 2024. The lease is for a primary term of five years with three, five-year option terms. FedEx has invested approximately \$20 million of improvements into the site.
- **Cargo/Warehouse Buildings East.** On the east side of the Airport, there are two cargo/warehouse buildings with approximately 57,632 square feet of combined interior space. These facilities are leased by Metro Air Service and the U.S. Postal Service.
- **Airline Cargo Building.** A new cargo and ground equipment maintenance facility was constructed in connection with the construction of the terminal and opened in September 2010. The building consists of approximately 40,000 square feet and is located on the south side of Col. H. Weir Cook Memorial Drive near the main terminal. Current tenants include Quantem Aviation (cargo handler), Air General, Allegiant Airlines, Global Aviation, ASIG (ground equipment maintenance provider) and Southwest Airlines. As this 40,000 square-foot facility is currently at capacity, a 20,000 square foot expansion of the Airline Cargo Building was completed in 2024.

### 3.1.5 Aircraft Maintenance Facilities

The Airport has four significant aircraft maintenance facilities. These are described further as follows.

#### 3.1.5.1 Indianapolis Maintenance Center

Since 2004, the Authority has operated the Indianapolis Maintenance Center (IMC), the former United Airlines maintenance and overhaul facility, pursuant to a settlement agreement (Settlement Agreement) with the trustee of special purpose facility bonds that were issued to construct and equip a portion of the IMC. Under the Settlement Agreement, the Authority is entitled to be reimbursed from IMC revenues, including lease revenues, for all operating expenses and certain other costs incurred by the Authority in operating and maintaining the IMC.

AAR Aircraft Services, Inc. (AAR) leases 428,830 square feet of the approximately 1.6 million square foot IMC. In February 2025, the Authority amended the lease to extend AAR's term through March 30, 2027 and to provide that AAR's rent consists of an amount needed to pay all operating and maintenance expenses, as well as necessary capital improvements, after consideration of all other revenue from the IMC.

Republic Airways, Inc. leases IMC hangar bays under a lease that expires April 14, 2030. Other IMC tenants include Cargolux International and DHL.

To the extent the Authority is not fully reimbursed for IMC operating expenses in any given year, the Settlement Agreement provides for reimbursement from future IMC revenues of prior unreimbursed IMC operating expenses. All current and prior operating expenses are payable prior to payment of principal and interest on the special facility bonds that were issued to construct and equip a portion of the IMC. Through December 31, 2024, the Authority has incurred approximately \$16.1 million in unreimbursed operating expenses which may be reimbursed to the Authority from IMC revenues in the future, to the extent such revenues are available. In addition, net interest owed to the Authority totals \$19.8 million on December 31, 2024. Once such amounts are fully reimbursed, the Settlement Agreement dictates how any IMC revenues above current operating expenses are to be spent, including money to the Authority for ground rent and payment to holders of the special purpose facility bonds for unpaid principal and interest.

### 3.1.5.2 *Other Aircraft Maintenance Facilities*

- **FedEx Maintenance Hangar.** FedEx occupies and operates a maintenance facility containing approximately 147,000 square feet of interior space. The FedEx maintenance facility was financed for US Airways with proceeds of special purpose facilities bonds, which have been paid off. US Airways assigned the leasehold interest to FedEx. The FedEx maintenance facilities were acquired, constructed, and equipped on real property located at the Airport, which real property is leased, with the maintenance facilities and certain other property identified in the lease, by FedEx from the Authority in a lease that currently expires on May 1, 2029.
- **Comlux America, LLC.** Comlux completed construction (under the name Comlux Realty, LLC) on a 134,420 square foot hangar and support facility located on the east side of the Airport in August 2012. The hangar facility is 65,997 square feet and capable of housing multiple narrow-body commercial aircraft under one roof, for the fitting of executive interiors. Included in the facility is 68,423 square feet of office and support space which houses engineering, accounting, aircraft mechanics, designers and other support staff to support Comlux's business. In June 2015, an expansion of the facilities began where an additional 15,957 square feet of support and office area along with 14,066 square feet of hangar space was added to the facility. This added an additional 30,023 square feet to the facility bringing its total square footage to 164,443. The expansion allows for wide body aircraft to be housed in the hangar. The current lease with Comlux expires on August 31, 2036.
- **PK IND, LLC.** PK IND, LLC, although currently under foreclosure, occupies and operates a maintenance hangar facility at the Airport containing approximately 152,000 square feet, together with office space containing approximately 120,000 square feet, which is attached to the maintenance facility. PK IND, LLC, is a real estate investment and development company. PK IND, LLC, has subleased the hangar facility to FedEx, with FedEx taking possession on December 1, 2007. In the spring of 2009, PK IND completed construction of two new facilities located within the leased premises for an approximate 32,000 square-foot hangar facility and an approximate 44,400 square-foot training facility, both of which are leased to Rolls Royce.

### 3.1.6 Ancillary Facilities

Ancillary facilities support the aviation-related activities at the Airport. The facilities identified as ancillary are categorized as General aviation, FAA, FedEx trade networks, and other Airport support facilities.

- **General Aviation.** General aviation and corporate aviation hangars and related facilities situated in several Airport locations, including:
  - **Hawker Beechcraft Global Customer Support, LLC, (Hawker).** Hawker occupies 80,340 square foot of executive terminal, maintenance hangar and support shop facilities.
  - **Signature Flight Support, Inc., (Signature).** Signature occupies nine buildings/hangars comprised of approximately 195,400 square feet. These facilities include a new executive terminal.
  - **Vacant Hangars.** The Authority currently has five vacant hangar space areas at the Airport, all of which are located at the IMC. There are no vacant hangars at the Reliever Airports.
- **Corporate Hangars.** A number of hangars housing corporate aircraft are located on the north and east sides of the Airport. They house such tenants as the Indianapolis Colts, Bindley Aviation, Simon Property Group and Eli Lilly.
- **FedEx Trade Networks.** FedEx Trade Networks leases a 27,165 square foot building from the Authority located on the north side of the Airport. FedEx Trade Networks tracks all international package shipments for FedEx and ensures packages clear customs at various points around the world.
- **Aviation Technology Center (ATC).** The ATC is operated by Vincennes and Purdue Universities for educating and training those seeking employment in aviation technology and other fields related to aircraft, aircraft maintenance and airport operations. ATC operates out of a 69,085 square foot hangar and office space facility.
- **ProTrans International.** ProTrans leases 6.5 acres of land from the Authority under a long-term lease which contains a 44,128 square foot building utilized as their corporate headquarters.
- **Support Facilities.** The Airport includes a range of support facilities, including navigational aids, a safety and maintenance facility and a fuel storage/distribution system.
- **Hush House.** This three-sided aircraft ground enclosure is comprised of noise resistant panels and designed to absorb engine noise during testing. The Authority's hush house will accommodate most types of aircraft, including the Boeing 777.

### 3.1.7 Downtown Heliport and Reliever Airports

The Authority also owns and operates the Downtown Heliport<sup>56</sup> and four general aviation facilities (Reliever Airports): Eagle Creek Airpark, Metropolitan Airport, Hendricks County Airport–Gordon Graham Field and Indianapolis Regional Airport. The Reliever Airports are located in and around the County. Eagle Creek Airpark, Metropolitan Airport, the Hendricks County Airport–Gordon Graham Field and Indianapolis Regional Airport (formerly known as Mount Comfort Airport) are classified as reliever airports and are part of an airport system plan for the Indianapolis area. The reliever airports are designed to reduce congestion at the Airport and have been developed by the Authority in accordance with the metropolitan airport system plan. Indianapolis Regional Airport has a full instrument landing system and Eagle Creek Airpark has a partial instrument landing system.

## 3.2 The Bond Bank

The Indianapolis Local Public Improvement Bond Bank (Bond Bank) is a body corporate and politic separate from the City. The Bond Bank was created by the Bond Bank Act for the purpose of buying and selling securities of certain qualified entities, including the City, the County, all special taxing districts of the City, all entities whose tax levies are subject to review and modification by the Council and certain authorities or entities that lease land or facilities to other qualified entities, to help the qualified entities lower their respective borrowing costs by having the Bond Bank purchase their debt obligations at interest rates favorable to the qualified entities. The Authority is a qualified entity under the Bond Bank Act. To accomplish its purpose, the Bond Bank may issue bonds or notes. The Bond Bank also has general powers which include the power to enter into, make and perform contracts of every lawful kind to accomplish its purpose. The Bond Bank has no taxing power. Additional information on the Bond Bank is contained in the Official Statement (see “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS” in the Official Statement).

The Bond Bank is planning to issue The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B (Indianapolis Airport Authority Project), referred collectively to as the 2025B Bond Bank Bonds. The 2025B Bond Bank Bonds will be issued by the Bond Bank pursuant to a Trust Indenture to be dated as of May 1, 2025, as it may be supplemented and amended from time to time, by and between the Bond Bank and the Bond Bank Trustee (collectively, the Indenture) for the principal purposes of: (a) exchanging 2025A-2 Bonds with the Bond Bank for the Indianapolis Airport Authority Refunding Revenue Bonds, Series 2015A (the “Prior Authority Bonds”) held by the Bond Bank as security for the Prior Bond Bank Bonds, together with certain other funds of the Authority in connection with the: refunding of all or a portion of the currently outstanding The Indianapolis Local Public Improvement Refunding Bonds, Series 2015I (Indianapolis Airport Authority Project) (AMT) (the “Prior Bond Bank Bonds” or the “Series 2015I Bond Bank Bonds”) and (b) providing funds to (1) finance the cost of various Airport projects, including acquiring, constructing and/or installing a new 253 room full-service airport hotel (the “Airport Hotel”) to support and service the Airport System and certain other new capital projects at the Airport identified in the 2025-2029 CIP (hereinafter defined) (collectively, the “2025A Project”); (2) fund one or more Authority Reserve Accounts; (3) pay costs of issuance related to the 2025A Authority Bonds and the corresponding 2025B Bond Bank Bonds (as hereafter defined); (4) pay capitalized interest until completion of each portion of the 2025A Project; (5) fund any other purpose to be financed under the Act and the Authority Bond Ordinance (as defined in Appendix D hereto); and (6) reimburse expenditures paid by the Authority for the 2025A Project prior to the issuance of the 2025A Authority Bonds. The 2025A Authority Bonds have been authorized by the Authority Board pursuant to General Ordinance No. 01-2025 and will be purchased by the Bond Bank and held to secure the 2025B Bond

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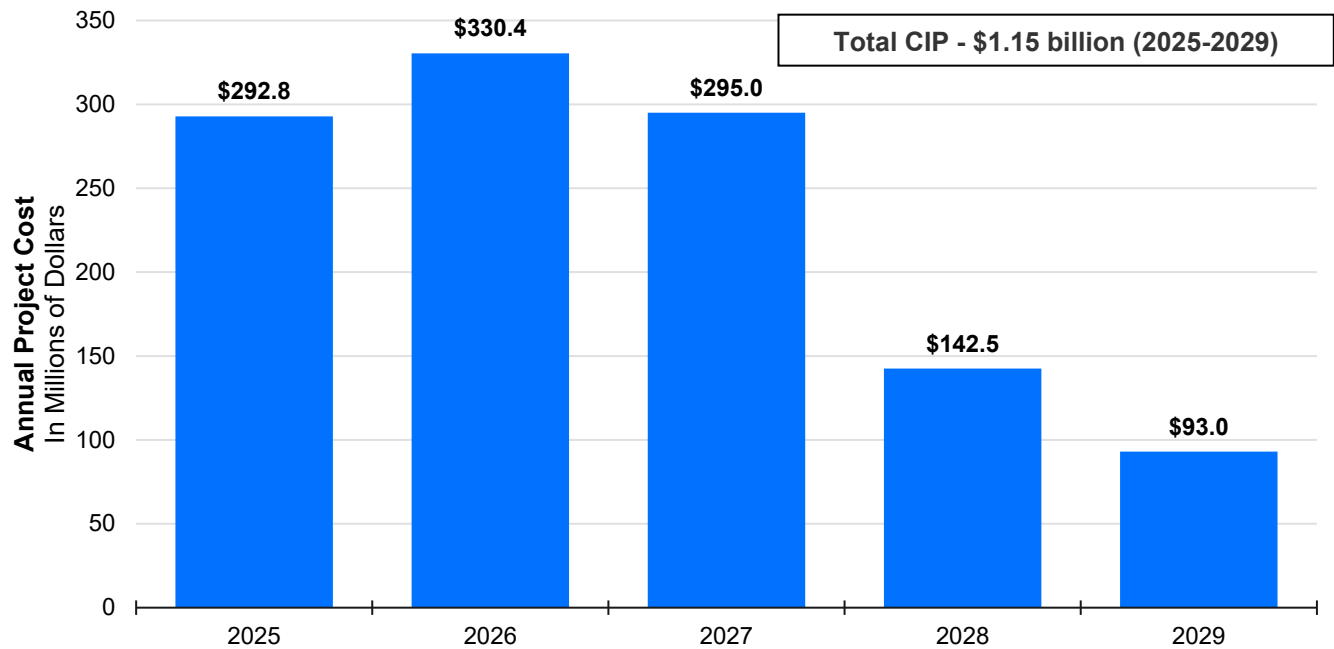
<sup>56</sup> In June 2021, the Authority submitted a request to the FAA to close the Indianapolis Downtown Heliport and has announced its intention to sell and divest the Downtown Heliport. In November 2024, the FAA sent a letter of intent to release the Authority from any federal obligations. In December 2024, the City acquired an option to purchase the Heliport at fair market value during the next three years.

Bank Bonds. (see “SECURITY AND SOURCES OF PAYMENT FOR THE 2025B BOND BANK BONDS” in the OS).

### 3.3 Authority Capital Improvement Program

The Authority manages Airport capital projects through an on-going five-year Capital Improvement Program. The current Capital Improvement Program encompasses plans for current and future Airport capital projects for 2025 through 2029 (CIP). The CIP is an important tool used for formulating future project financing plans, maximizing federal and state grant opportunities and pro-actively planning for the replacement or reconstruction of essential infrastructure components that are nearing the end of their useful or service life. The CIP provides a framework for scheduling and coordinating execution of multiple projects to minimize operational impact. The majority of the capital projects in the CIP tend to be routine projects for a major airport, including reconstruction or rehabilitation of runways, baggage handling systems, taxiways, parking facilities and roadways, and environmental or planning studies. **Figure 3-2** presents the total cost of the CIP and projected expenditures for 2025 through 2029. As shown, the projects in the CIP for this time period are estimated to cost approximately \$1.15 billion.

**Figure 3-2** Authority CIP – Annual Project Cost Cash Flow

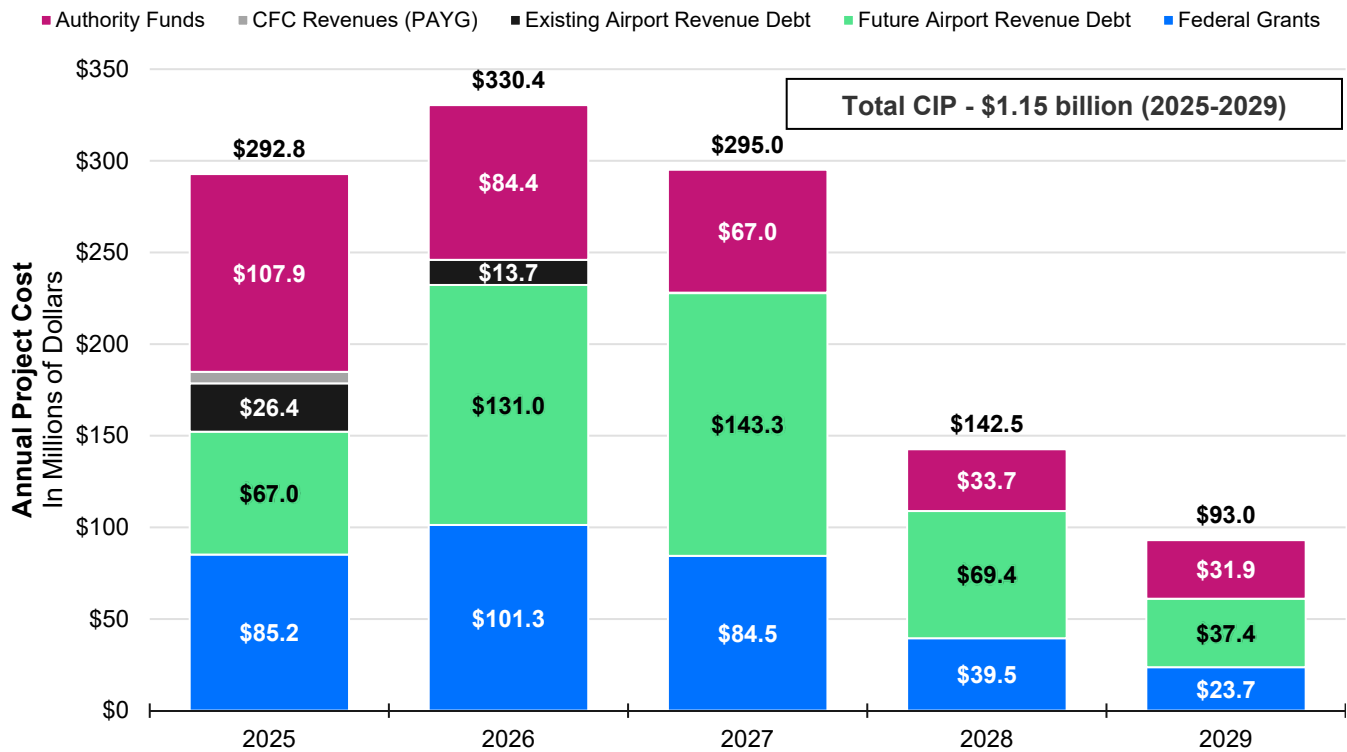


Source: Indianapolis Airport Authority, April 2025.  
Compiled by L&B

The Authority anticipates that the CIP projects will be funded from a combination of federal grants, other Authority funds generated from the operation of the Airport System, proceeds from the sale of land and Authority property, Customer Facility Charges (CFCs) for rental car related projects on a pay-as-you-go basis, existing revenue debt issued previously, and future debt payable from both Authority Revenues and CFCs. **Figure 3-3** depicts the CIP by anticipated funding sources over the Projection Period. Planned annual funding from the Authority ranges from \$107.9 million in 2025 to \$31.9 million in 2029.



**Figure 3-3 Authority CIP – Annual Project Costs by Funding Source**



Source: Indianapolis Airport Authority, April 2025.  
Compiled by L&B

Additional information on the Authority’s CIP is presented in **Exhibit A** following this Report. Exhibit A presents the Authority’s project costs by major area along with sources of funds for the CIP for the period of 2025 through 2029. This Report divides the capital projects in the CIP into two main categories, described below, for the purpose of identifying the CIP projects included in the financial analysis contained in Chapter 4 of this Report.

The categories of the Airport’s five-year CIP used in this Report are further described as follows.

- **2025A Project.** This CIP category is comprised of those projects to be funded, either in whole or in part, with proceeds of the 2025A Authority Bonds. The capital and operating costs associated with the 2025A Project are included in the financial analysis contained in Chapter 4 of this Report. The 2025A Project is further described later in this chapter.
- **Other CIP Projects.** This CIP category is comprised of all other CIP projects that are not a 2025A Project as defined above. It is possible that certain Other CIP Projects may be deferred or not otherwise undertaken by the Authority during the Projection Period (depending on circumstances such as level of aviation demand, the availability of project funding, more refined scope and cost information for various projects, etc.).

The following sections describe the CIP, the 2025A Project, and the Other CIP Projects in more detail.

### 3.3.1 The 2025A Project

As described earlier, the 2025A Project includes those CIP projects to be funded in whole or in part with proceeds of the 2025A Authority Bonds. The 2025A Project includes the proposed Airport Hotel, Central Energy Plant (CEP) – Boiler Replacement, Ready Return Parking Lots, Parking Energy Resilience, and Rehabilitation of Public Parking Lots projects, which are described in detail in the following sections. **Table 3-1** presents details on the estimated project costs for the various portions of the 2025A Project along with planned funding sources. The 2025A Project is estimated to cost approximately \$238.2 million with approximately \$159.9 million expected to be funded with the proceeds of the 2025A Authority Bonds, approximately \$75.7 million planned to be funded with Authority funds, and approximately \$2.6 million with other funds.

**Table 3-1 The 2025A Project (dollars in thousands)**

| Project                               | Authority Funds | Other Funds    | 2025A Authority Bonds | Total            |
|---------------------------------------|-----------------|----------------|-----------------------|------------------|
| Airport Hotel                         | \$74,969        | \$1,500        | \$129,380             | <b>\$205,850</b> |
| CEP – Boiler Replacement              | 727             | 0              | 13,902                | <b>14,629</b>    |
| Ready Return Parking Lot              | 0               | 0              | 10,000                | <b>10,000</b>    |
| Parking Energy Resilience             | 0               | 1,126          | 4,682                 | <b>5,808</b>     |
| Rehabilitation of Public Parking Lots | 0               | 0              | 1,900                 | <b>1,900</b>     |
| <b>Total</b>                          | <b>\$75,696</b> | <b>\$2,626</b> | <b>\$159,864</b>      | <b>\$238,187</b> |

Notes: Includes project costs for the period of 2025 through 2029 and approximately \$9.0 million of Airport Hotel project costs expended prior to 2025.

Amounts may not add because of rounding.

Source: Authority records, April 2025

Compiled by Landrum & Brown, Inc.

#### 3.3.1.1 Airport Hotel

The 2025A Project includes the construction of the Airport Hotel. The Airport Hotel was approved by the Authority Board on February 21, 2025 pursuant to Official Action BP2025-02-06 Action #1. In August, 2024, the Authority retained LWHA, a national hotel consulting firm located in New York, New York, to perform a study of the potential market demand, and an estimate of the ten-year annual operating results, for a hotel located next to the Terminal to be owned by the Authority. The Authority has also entered into a Franchise Agreement (Franchise Agreement) with MARRIOTT International, Inc. (MARRIOTT) to operate the Airport Hotel as the Westin Indianapolis Airport.<sup>57</sup> The Airport Hotel is to be operated by Wischermann Partners, Inc. (Wischermann) under the Westin brand pursuant to a qualified management agreement.

<sup>57</sup> The Airport Hotel is operated under a license from MARRIOTT and MARRIOTT has not reviewed, endorsed or ratified this Official Statement or Report.

The Airport Hotel is to be constructed pursuant to a construction manager as constructor contract between the Authority and Shiel Sexton Company, Inc. This contract includes construction of the building's foundations, the Airport Hotel and the connection of the Airport Hotel to the Authority's parking facility and thus, to the Terminal. The Airport Hotel is planned to include 253 guest rooms, public areas, administration areas, back-of-house areas and mechanical/electrical rooms, including 10,000 square feet of meeting space, a first-floor lobby bar/restaurant, and a seventh floor bar/lounge area. The Authority has received bids on the project and has negotiated a guaranteed maximum price of approximately \$155.0 million for hard costs the Airport Hotel project. The Authority's total budget for this project is approximately \$205.9 million. The Airport Hotel is anticipated to be open no later than January 1, 2028.

**Figures 3-4 through 3-7** depict various external and internal renderings of the Airport Hotel. More information on the Franchise Agreement and projected financial impacts of the Airport Hotel are contained in Chapter 4 of this Report.

**Figure 3-4**                      **Proposed Airport Hotel – Exterior Rendering**



Source: Authority, February 2025



**Figure 3-5**      **Proposed Airport Hotel – Exterior Entrance Rendering**



Source: Authority, February 2025

**Figure 3-6**      **Proposed Airport Hotel – First Floor Interior Rendering**



Source: Authority, February 2025

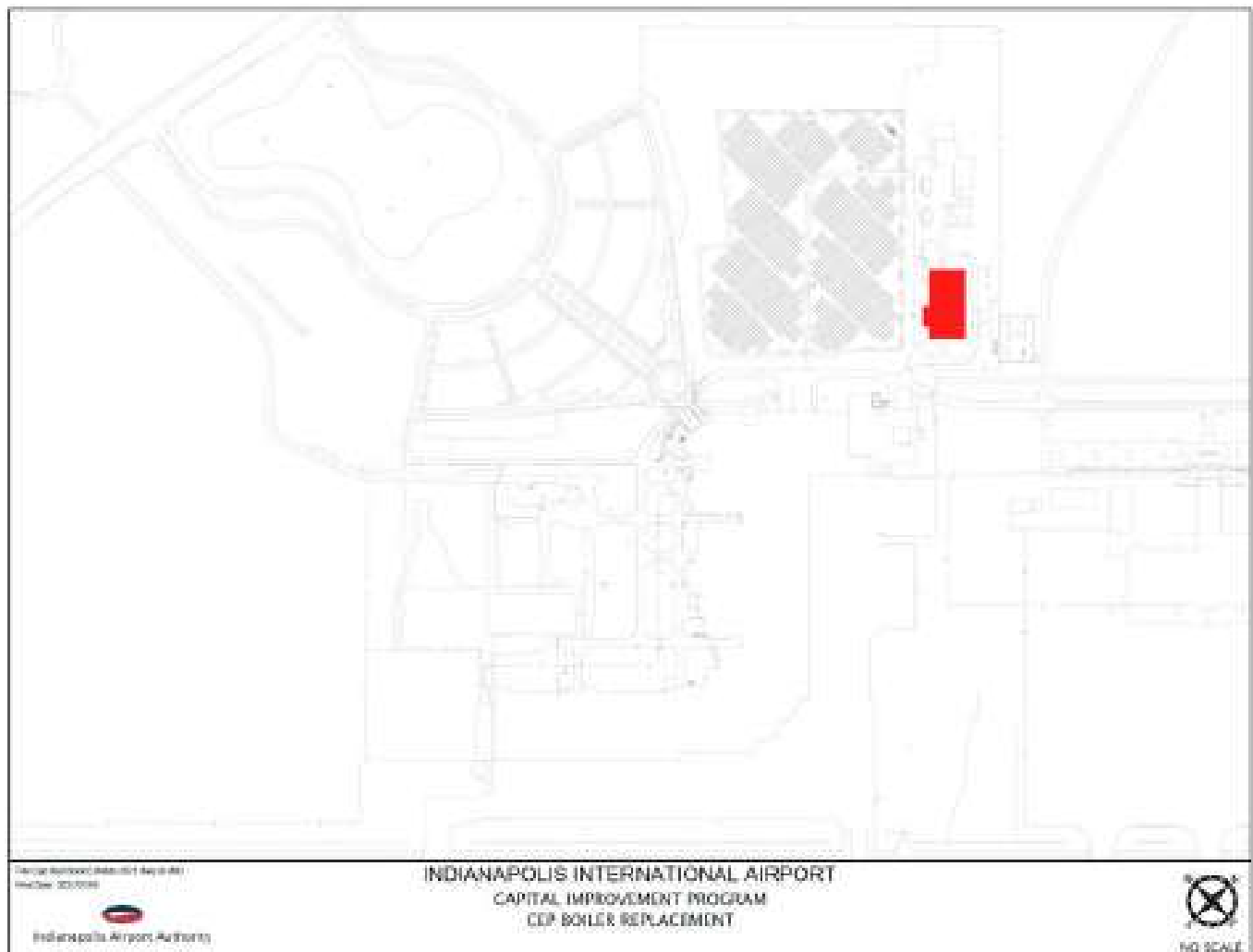
**Figure 3-7**      **Proposed Airport Hotel – Guest Room Interior Rendering**



Source: Authority, February 2025

#### **3.3.1.2**      ***CEP – Boiler Replacement***

This 2025A Project will retube and replace the burner controls on boiler 3 and 4 located at the Central Energy Plant (CEP) at the Airport. These boilers generate steam which provides heat to both the Terminal and Indianapolis Maintenance Center (IMC) facilities and have been in-service for approximately 30 years. The estimated cost for this project is approximately \$14.6 million of which approximately \$13.9 million is to be funded with proceeds of the 2025A Authority Bonds and approximately \$727,000 is to be funded with Authority Funds. **Figure 3-8** depicts the location of the project at the Airport.

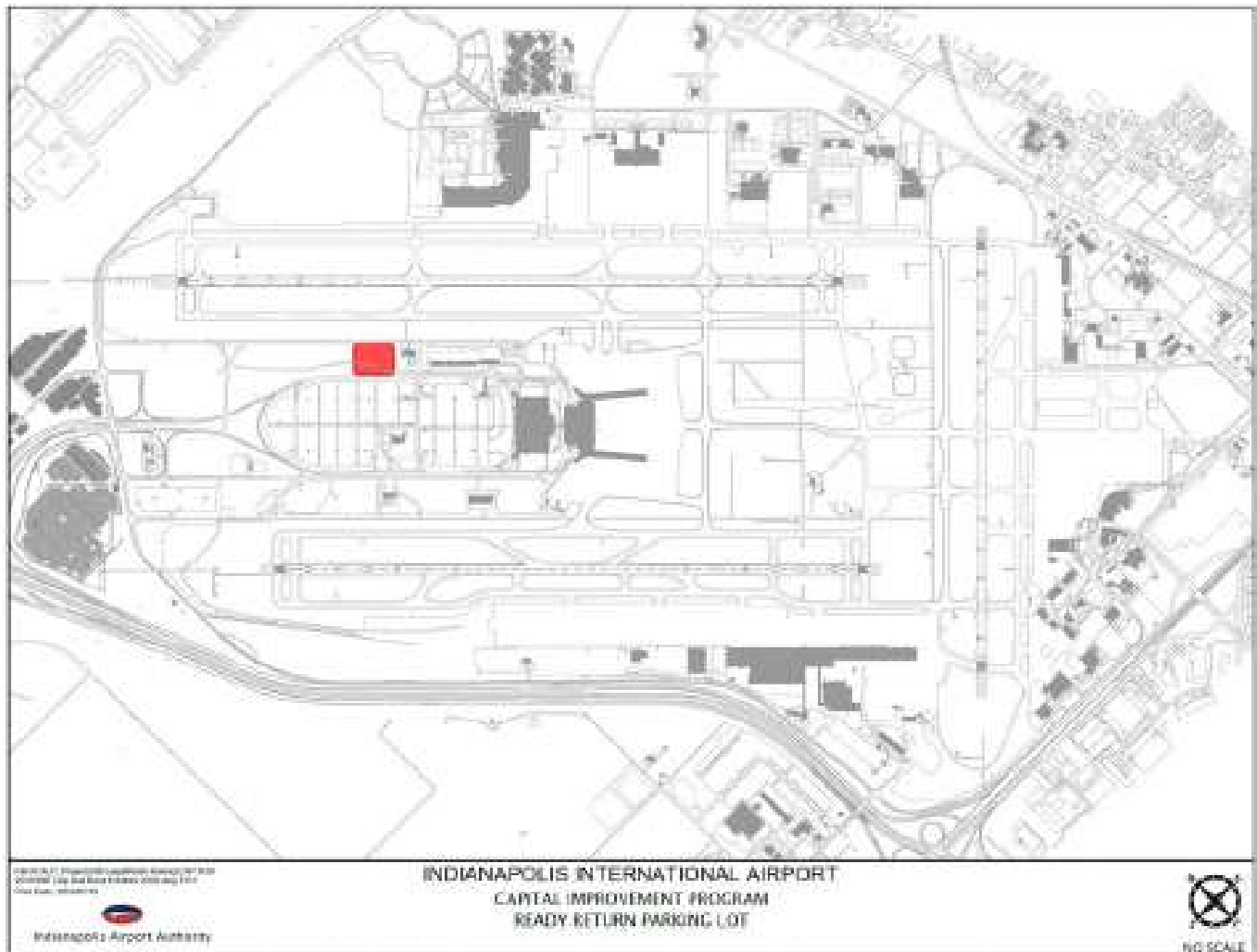
**Figure 3-8 CEP - Boiler Replacement**

Source: Authority records, April 2025

### 3.3.1.3 Ready Return Parking Lot

The Ready Return Parking Lot project will construct additional segregated parking spaces to be used exclusively by the rental car companies to park excess vehicles from the Ready/Return operations. Currently, these vehicles are parked in the Airport's customer and employee flat lot parking spaces. The lot will be constructed west of Fire House 1. The estimated cost for this project is approximately \$10.0 million of which is planned to be funded in its entirety with proceeds of the 2025A Authority Bonds. The Authority is planning to pay associated debt service for this project with CFC revenues. **Figure 3-9** depicts the location of the project at the Airport.

**Figure 3-9**      **Ready Return Parking Lot**



Source: Authority records, April 2025

### 3.3.1.4      *Parking Energy Resilience*

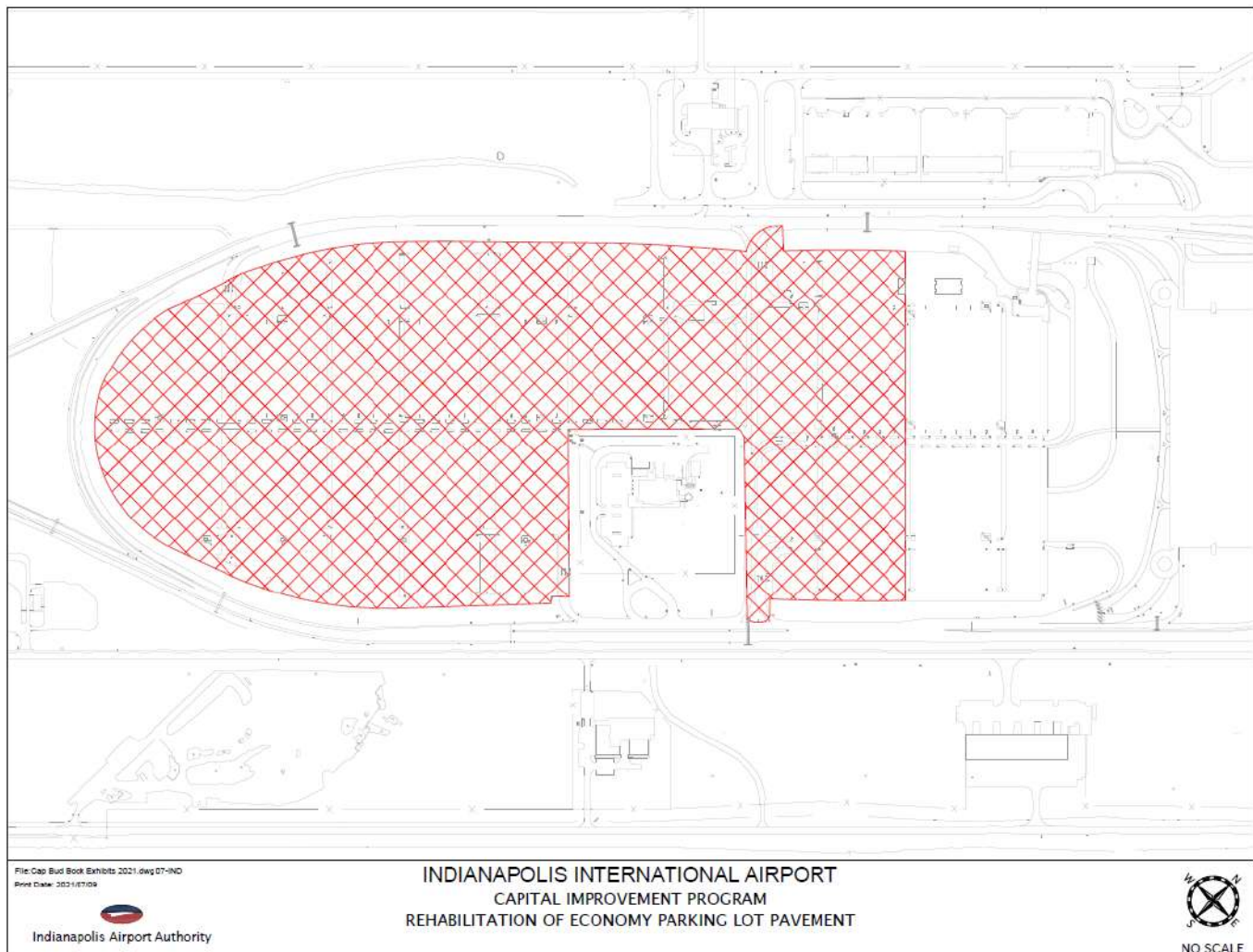
This project will provide clean, renewable energy with battery storage to the parking garage. The renewable energy will be provided by a canopy over the surface parking lots. This project will be implemented over several years. The cost of this portion of the project that is a 2025A Project is estimated at \$5.8 million of which \$4.7 million is planned to be funded with 2025A Authority Bonds proceeds and \$1.1 million is planned to be funded with other funds.



### 3.3.1.5 Rehabilitation of Public Parking Lots

This project restores the pavement for the Economy Parking Lot, the Employee Lot, and the Park and Walk Lot to new condition. These public parking lots provide a majority of the parking capacity for Airport passengers and employees and are approaching the end of their functional design life. Prior portions of this project were funded with the Series 2022B Bonds and Series 2023 Bonds. The cost of this portion of the project, a 2025A Project, is estimated at approximately \$1.9 million and is planned to be funded in full with proceeds of the 2025A Authority Bonds. **Figure 3-10** illustrates the Rehabilitation of Public Parking Lots Pavement project.

**Figure 3-10** Rehabilitation of Public Parking Lots



Source: Authority records, October 2024



### 3.3.2 Other CIP Projects

As described earlier, the Other CIP Projects are comprised of all other CIP projects that are not a 2025A Project and that the Authority intends to undertake over the period of 2025 through 2029. Preliminary cost estimates for the Other CIP Projects total approximately \$924.5 million as presented in **Table 3-2**. It should be noted that certain capital projects included in the Other CIP Projects could potentially be deferred or otherwise not undertaken by the Authority during the project period (depending on circumstances such as air traffic demand levels, availability of project funding, etc.). However, for purposes of this analysis, such projects have been incorporated in this Report and the accompanying financial analysis to demonstrate the full financial effect of undertaking the 2025A Project and the Other CIP Projects.

**Table 3-2 Other CIP Projects (dollars in thousands)**

|                       | Federal<br>Grants | Future Airport<br>Revenue<br>Debt | Existing<br>Airport<br>Revenue<br>Debt | CFC<br>Revenues<br>(PAYG) | Authority<br>Funds | Total            |
|-----------------------|-------------------|-----------------------------------|----------------------------------------|---------------------------|--------------------|------------------|
| Other CIP<br>Projects | \$334,149         | \$288,132                         | \$40,384                               | \$6,261                   | \$255,541          | <b>\$924,466</b> |

Notes: Includes project costs for the period of 2025 through 2029.  
Future Airport revenue debt includes Authority revenue bonds and other debt obligations other than the 2025A Authority Bonds.  
Existing Airport revenue debt does not include the 2025A Authority Bonds.  
Authority Funds are funds generated through the operation of the Airport System by the Authority.  
Amounts may not add because of rounding.

Source: Authority records, March 2025

Compiled by L&B

Major projects included in the Other CIP Projects with costs to be funded during the 2025 through 2029 time period include the following:

- Baggage Handling System – Recapitalization \$144.9 million
- Terminal Energy Resilience (25% and 75%) \$133.3 million
- Taxiway R Reconstruction \$40.2 million
- Taxiway N Reconstruction \$37.2 million
- Taxiway P Reconstruction \$34.0 million
- Taxiway H Rehabilitation \$31.1 million
- Multi-Functional Public Safety Training Facility \$28.3 million
- Reconstruct Runway 7-25 - Indy Regional \$27.9 million
- Passenger Boarding Bridges – Controls Refurbishments \$21.3 million
- Restroom Renovations in Terminal and Concourses \$16.4 million
- Repair and Replace Terminal Escalators and Elevators \$16.2 million

|                                                 |                |
|-------------------------------------------------|----------------|
| ▪ Airfield Energy Resilience – North            | \$16.1 million |
| ▪ Runway 5L-23R Rehabilitation – 2025           | \$15.2 million |
| ▪ Roof Rehabilitations/Replacements Campus Wide | \$10.7 million |
| ▪ Parking Garage Expansion – South              | \$10.2 million |

### 3.4 CIP Plan of Finance

Historically, the Authority has funded capital development at the Airport System from several types of sources. These have generally included grants-in aid, PFC revenues on a pay-as-you-go basis, Authority funds, and bond proceeds backed by Airport System Revenues, PFC revenues, and CFC revenues. The plan of finance for the Authority’s CIP presented in Exhibit A reflects estimates based on currently available information regarding the estimated project cost and timing, and the estimated receipt of federal, state, and other grants and other funds. The Authority’s CIP is estimated to cost approximately \$1.15 billion. Additional detail regarding the estimated funding sources for the Authority’s CIP is presented in this section.

#### 3.4.1 Federal Grants

The Authority receives federal grants for Airport capital development under the FAA AIP. The Authority received AIP entitlement grants of approximately \$2.3 million in 2024 based on (1) levels of funding authorized and appropriated by Congress for the program, (2) the number of passengers and amount of cargo at the Airport, and (3) a 75% reduction in entitlement grants associated with the Authority’s \$4.50 PFC level. In 2024 the Reliever Airports received a total of more than \$235,000. The Authority also receives AIP discretionary grants for specific projects pursuant to grant applications for such funding, and FAA discretionary grant awards, which are a function of the amounts authorized and appropriated by Congress and the FAA’s prioritization of competing projects. The Authority received \$5.0 million in FAA AIP discretionary grants in 2024 and approximately \$58.6 million in supplemental discretionary grants for various capital projects at the Airport. The Authority also received a Voluntary Airport Low Emissions (VALE) Program grant of approximately \$1.9 million in 2024. As a response to the COVID-19 pandemic, Congress passed several federal relief grant packages, further described in Section 4.8.

On November 15, 2021, the President signed into law an approximately \$1 trillion investment of the federal government into U.S. infrastructure (Bipartisan Infrastructure Law). The Bipartisan Infrastructure Law contains an investment of approximately \$25 billion into aviation, which includes \$15 billion of funding for airport infrastructure projects that increase safety and expand capacity, \$5 billion of discretionary funding for new airport terminal facilities, and \$5 billion of funding to improve air traffic control facilities. The FAA allocated to the Airport during the first four years funding amounts from the Bipartisan Infrastructure Law of approximately \$53.3 million for federal fiscal years 2022 through 2025, averaging approximately \$13.3 million annually. The Airport’s total allocation for federal fiscal year 2025 is approximately \$13.2 million.<sup>58</sup> In August 2024, the FAA approved the Authority’s application to use all Bipartisan Infrastructure Law 2022 and 2023 allocation towards Package 3 of reconstructing Runway 5R-23L and Taxiway D with LED lighting. The Authority submitted a pre-application to the FAA that contemplates all Bipartisan Infrastructure Law 2024 allocation towards Baggage Handling System Recapitalization. The Authority’s CIP for the years 2025-2026 contemplates Bipartisan Infrastructure Law funding towards Baggage Handling System Recapitalization.

<sup>58</sup> In total, the Authority’s allocation is approximately \$14.6 million when including amounts for the Reliever Airports.

Exhibit A presents projected funding for the Authority CIP, and it expects to be able to fund a portion of its capital development with federal grants. The expected grant funding for the full CIP is approximately \$334.1 million from 2025 through 2029.

### 3.4.2 Authority Funds

The Authority has historically used some internal funds from the operation of the Airport System to fund certain projects in the CIP. Per the Bond Ordinance, any Revenues remaining in the Capital Improvement Fund, after all obligations have been satisfied, can be used by the Authority for any lawful aviation-related use or purpose pertaining to the Authority.

As presented in Exhibit A, the Authority intends to fund approximately \$324.8 million of the Authority's CIP using these available funds from 2025 through 2029, with approximately \$66.7 million of Authority funds for the 2025A Project for the period of 2025 through 2029. The amount on Table 3-1 above is approximately \$75.7 million as it includes approximately \$9.0 million of Airport Hotel project costs expended prior to 2025.

### 3.4.3 Bond Proceeds

Bond proceeds are anticipated to be the largest funding source of the Authority's CIP for the period of 2025 through 2029. This includes both the 2025A Authority Bonds, proceeds of prior and future bonds. The total CIP is estimated to be funded with approximately \$493.3 million in airport revenue bond proceeds. Of this amount, approximately \$159.9 million in project costs are expected to be funded with proceeds of the 2025A Authority Bonds. The Authority is planning to issue future bonds over the Projection Period to fund approximately \$288.1 million of Other CIP Projects depending on the future timing of project costs and cash flow needs. The timing and form of financing for Other CIP Projects is subject to change. Existing bond proceeds provide the remaining balance of funding from bond proceeds of \$40.4 million for the Projection Period. The Report assumes permanent financing will be in place for such projects in the year they are currently considered to need funding based on estimated expenditure schedules. The size, form and timing of these financings is likely to change as time approaches for the need to fund the projects.

Additional information regarding financing assumptions, amounts, and timing of the 2025A Authority Bonds and future bonds is provided in Section 4.9 of this Report. In addition to Airport System Revenues, the Authority also uses CFC Revenues and PFC Revenues to pay a portion of debt service on bonds.

#### 3.4.3.1 Customer Facility Charges

On March 17, 2006, the Authority adopted an ordinance establishing a CFC to be collected by rental car companies serving the Airport. Effective May 1, 2006, the Authority began requiring the rental car companies at the Airport to charge a CFC to be used to pay, or to reimburse the Authority, for costs, fees and expenses associated with the construction of on-Airport facilities for rental car companies and other costs, fees and expenses that may be paid from CFC proceeds. The CFC rate was initially \$3.00 per contract day (up to a maximum of 14 contract days). Effective February 1, 2010, the Authority implemented, and the rental car companies began to charge and collect, a \$4.00 CFC per contract day (up to a maximum of 14 contract days). Effective January 1, 2019, the Authority implemented, and the rental car companies began to charge and collect, a \$5.00 CFC per contract day (up to a maximum of 14 contract days). Effective January 1, 2025, the Authority implemented, and the rental car companies began to charge and collect a \$6.00 CFC per contract day (up to a maximum of 14 contract days). Under the Authority's current rate ordinance, the Authority may modify the CFC rate upon 60 days' written notice to the rental car companies. In the event of an adjustment the Authority will provide the rental car companies with documentation and analysis of expenses supporting the adjustment and shall take into consideration comments from the rental car companies.

The Authority has historically used CFC revenues to pay a portion of airport revenue bond debt service and reimburse rental car related expenditures. CFC revenues on a pay-as-you-go basis are not intended to be a funding source for the 2025A Project; however, the rental car companies at the Airport and the Authority have agreed to use CFC revenues to pay debt service on the Ready Return Parking Lot and Parking Energy Resilience projects. The Authority is planning to fund approximately \$6.3 million of Other CIP Projects with CFC revenues on a pay-as-you-go basis for rental car projects.

#### 3.4.3.2 *Passenger Facility Charge Revenues*

Passenger Facility Charge (PFC) revenues are used to pay for certain FAA-approved, PFC-eligible projects, either by using certain PFC revenues to pay for approved project costs on a pay-as-you-go basis or by using PFC revenues to pay debt service associated with bonds used to fund approved projects.

As presented, the Authority at this time does not intend to use PFCs on a pay-as-you-go basis or to pay a portion of debt service on future Authority CIP projects. Additional information regarding PFC revenues and CFC Revenues being designated as “Dedicated Revenues” is provided in Section 4.12 of this Report.

### 3.5 Financial Impact of Authority Capital Program

The estimated financial impacts of the Authority's CIP are incorporated in the financial analysis contained in this Report. This includes incremental operating expenses, debt service associated with the 2025A Authority Bonds and assumed future bonds. As previously discussed, this analysis does not include any savings associated with the potential refunding of the Prior Authority Bonds. It is possible that during the Projection Period, the Authority may consider other potential future Airport System improvements not planned at this time. However, it is assumed that the Authority will only undertake construction on any other potential future projects when demand warrants, necessary environmental reviews have been completed, necessary approvals have been obtained, and associated project costs can be supported by a reasonable level of Airport user fees or other discrete funding sources such as state/federal grants, PFCs, Authority funds, CFCs, and/or third-party funds.

## 4 Financial Framework and Analysis

This Chapter discusses the financial framework for the Authority, including an overview of the governing body, management structure, financial structure including Airport System cost centers, certain obligations of the Authority Bond Ordinance, and certain provisions contained in the Airline Agreement (defined herein) and in other key agreements of the Authority. Additionally, the planned 2025A Authority Bonds sources and uses, Debt Service forecasts, Operating Expenses, Airport Revenues forecasts, Debt Service coverage, and other key financial analyses are described in this Chapter.

Exhibits contained at the end of this Report present financial results for actual 2024, budget 2025, and projections for 2026 through 2030.

### 4.1 Airport Governing Body

In 1962, the City Council of the City, the Mayor of the City and the County Council of the County created the Authority pursuant to the Authority Act as a municipal corporation, separate from the City and the County. The Authority Act authorizes the Authority to own and operate public airports. The Authority is empowered to do all things necessary or reasonably incident to carrying out the purposes of the Authority Act. Additional information on the Authority and Authority Act is contained in the OS (see “THE INDIANAPOLIS AIRPORT AUTHORITY”).

### 4.2 Management Structure

The Airport and Airport System are managed by professional managers and staff. The Executive Director is appointed by the Authority Board and heads the full-time staff of professional and technical personnel of the Authority. In addition to the Executive Director, the Executive Management Team of the Authority is comprised of the following personnel:

- General Counsel
- Senior Director of Audit and Compliance, Procurement
- Senior Director of Commercial Enterprise
- Senior Director of Finance and Treasurer
- Senior Director of Human Resources
- Senior Director of Information Technology
- Senior Director of Operations and Public Safety
- Senior Director of Planning and Development
- Senior Director of Public Affairs
- Senior Director of Equity and Opportunity and Equity Officer

## 4.3 Financial Structure

The Authority's Airport System includes the Airport, Downtown Heliport,<sup>59</sup> and the Reliever Airports. For accounting purposes, the Airport System is operated as an independent enterprise by the Authority. The Authority funds operations at the Airport System with revenues generated from Airport System rentals, fees, and charges. Capital improvements at the Airport System are funded by the Authority with: (1) federal, state, and other grants-in-aid; (2) revenues generated from Airport System rentals, fees and charges; (3) Airport System revenue bond proceeds; (4) PFC revenues, and (5) CFCs and CFC secured bonds.

This section of the Report discusses the financial structure of the Authority, including an overview of the Airport System Cost Centers, certain obligations of the Authority Bond Ordinance (defined herein), and certain provisions contained in the Agreement and Lease of Premises at the Airport (Airline Agreement).

### 4.3.1 Airport System Cost Centers

Expenditures and Revenues of the Authority are categorized into Airport System Cost Centers. Airport System Cost Centers include those areas or functional activities of the Airport System used for the purposes of accounting for Revenues, Operation and Maintenance (O&M) Expenses, debt service, and required fund deposits. The Authority's accounting structure has been continuously reviewed by the Authority to assess the appropriateness of the cost center structure in which to categorize all Revenues, O&M Expenses, and debt service, and for the basis of developing airline rates and charges. To summarize, the Authority has the following Airport System Cost Centers:

- **Airfield Area.** The Airfield Area includes those areas of the Airport that provide for the landing, takeoff, and taxiing of aircraft, the approach and runway protection zones, infield areas and navigational aids.
- **Apron Area.** The Apron Area includes those areas of the Airport that provide for the parking, loading, unloading, and servicing of passenger aircraft.
- **Terminal.** Terminal includes the passenger terminal serving the airlines, including associated concourses as presently exist or as may be modified in the future.
- **Public Roadways.** Public Roadways include those areas of the Airport that provide for public roadway access. O&M Expenses of the Public Roadways are allocated to the Airfield Area, Apron Area, and All Other Areas based on the pro-rata share of direct Operating Expenses of each.<sup>60</sup>
- **All Other Areas.** All Other Areas includes those areas of the Airport not included as part of the Airfield Area, Apron Area, Terminal, or Public Roadways, or more specifically as follows:
  - **Parking Area.** The Parking Area includes the access roads and parking areas surrounding the Terminal as now exist or as may be hereafter modified.
  - **Rented Buildings and Other Areas.** Rented Buildings and Other Areas includes all other areas at the Airport not described in the Airfield Area, Terminal, and Parking Area cost centers, and shall include the facilities, installations, and improvements that exist now or as may be modified in the future. The Airport Hotel is included in this Cost Center.

<sup>59</sup> In June 2021, the Authority submitted a request to the FAA to close the Indianapolis Downtown Heliport and has announced its intention to sell and divest the Downtown Heliport. In November 2024, the FAA sent a letter of intent to release the Authority from any federal obligations. In December 2024, the City acquired an option to purchase the Heliport at fair market value during the next three years.

<sup>60</sup> For Public Roadways allocation purposes to All Other Areas, Operating Expenses for IMC are not included.

- **Reliever Airports.** Reliever Airports includes the system of General Aviation Airports owned or operated by the Authority.

### 4.3.2 Authority Bond Ordinance

The Authority's General Ordinance No. 4-2002, adopted on December 20, 2002 (the 2002 Authority Master Ordinance, which amended and restated General Ordinance No. 6-1985 adopted on November 4, 1985) has subsequently been supplemented and amended from time to time. The Authority consolidated and restated the 2002 Authority Ordinance and its subsequent amendments in the Authority's General Ordinance No. 5-2014, adopted August 15, 2014 (the Authority Master Ordinance), and the Authority subsequently adopted General Ordinance No. 04-2024 adopted on August 16, 2024 (the 2025 Supplemental Ordinance) and Amendatory Ordinance No. 01-2025 (the 2025 Amendatory Ordinance) adopted on April 18, 2025 in connection with the 2025A Authority Bonds (collectively, the Authority Bond Ordinance).

The 2025A Authority Bonds are to be issued under and secured by the Authority Bond Ordinance. The following sections describe key provisions associated with the Authority Bond Ordinance, including: 2025 Amendatory Ordinance, flow of funds, rate covenant, and Additional Bonds.

#### 4.3.2.1 2025 Amendatory Ordinance

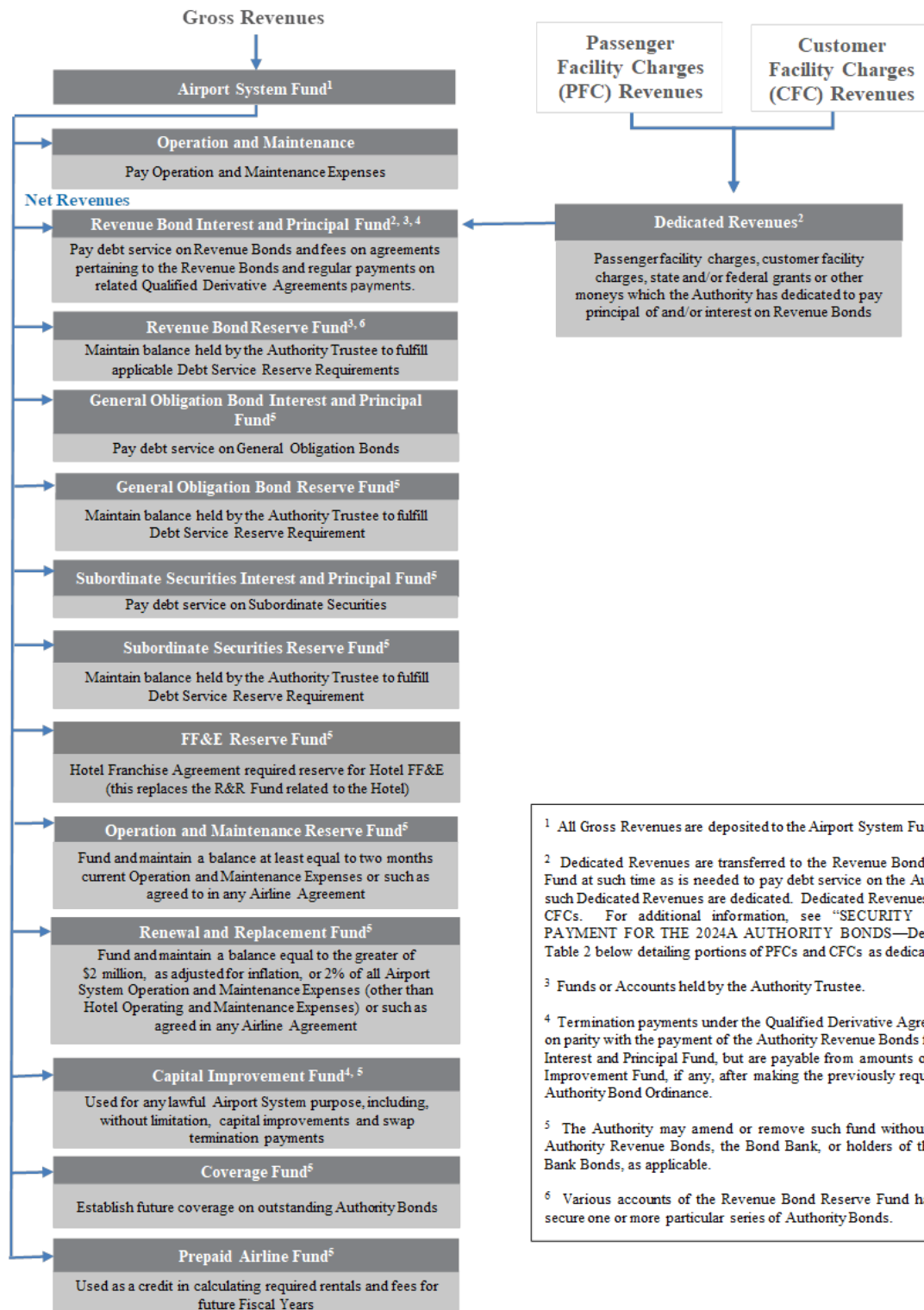
Given its approval of the Airport Hotel in February 2025, the Authority Board adopted the 2025 Amendatory ordinance on April 18, 2025. The 2025 Amendatory Ordinance amends the General Ordinance 5-2014 and Supplemental Ordinance 5-2024 to provide certain provisions related to the Airport Hotel. A summary of the new requirements is described in the following paragraphs.

Pursuant to the Amended and Restated Hotel Management Agreement dated February 21, 2025 (HMA), the Authority and Wischermann are to enter into a Cash Management Agreement (CMA) whereby all revenues of the Hotel will be deposited on a daily basis in the Hotel Revenue Account, which is an account of the Airport System Fund established by the Authority Bond Ordinance into which all other Airport Revenues are deposited as shown on **Figure 4-1**.

Consistent with the Authority Bond Ordinance, the HMA and the CMA provide that all funds derived from operation of the Airport Hotel will initially be deposited to the Hotel Revenue Account (an account in the Airport System Fund) and, other than Excluded Taxes and Other Charges and Pass-Through Costs (as defined in the CMA), amounts on deposit in the Hotel Revenue Account shall constitute Gross Revenues as defined in the Authority Bond Ordinance and, in accordance with the terms of the CMA and the HMA, such amounts shall be applied in accordance with the provisions of the Authority Bond Ordinance. The flow of funds provided for in the HMA and CMA are for internal Authority accounting purposes and does not modify in any manner the flow of funds required under the Authority Bond Ordinance.

According to the CMA, the Authority is to deposit by the first Business Day of every month, the forecasted Operating Expenses for the Hotel for such month, including the Base Management Fee owed to Wischermann, less any surplus remaining in the Manager Account from prior months, into the Manager Account established under the HMA. Wischermann is to pay Operating Expenses of the Hotel (which term is defined in the HMA and which expenses constitute Operation and Maintenance Expenses as defined in the Authority Bond Ordinance) from the Manager Account when due.



**Figure 4-1 Flow of Funds**

Source: Authority Bond Ordinance.



Pursuant to the 2025 Amendatory Ordinance, to accommodate the requirements of the Franchise Agreement, the Authority amended the Authority Bond Ordinance to create the FF&E Reserve Fund. In the flow of funds dictated by the Authority Bond Ordinance, such Fund was created after the payment of Operations and Maintenance Expenses, payment of Revenue Bonds and funding their reserve funds, paying any General Obligation Bonds, and paying any Subordinate Securities and funding their required reserves as shown on Figure 4-1 above. The Franchise Agreement requires that the FF&E Reserve Fund be created and funded with a percentage of Gross Revenues of the Hotel in each operating year with a maximum of 4.0% per year in the sixth full operating year, in order to facilitate routine capital improvements and Periodic Renovations (as defined in the Franchise Agreement) of the Hotel when needed. The Franchisor requires Periodic Renovations to the Hotel to maintain Standards, approximately every seven (7) years for Soft-Goods (as defined in the Franchise Agreement) and approximately every fourteen (14) years for Case Goods (as defined in the Franchise Agreement). Amounts in the FF&E Reserve Fund will be used to make Periodic Renovations, however, if amounts in such fund are not sufficient, the Authority is required to provide additional funds to maintain the Standards.

The Amendatory Ordinance will also provide that Operations and Maintenance expenses of the Hotel will not be included in the calculation of the Renewal and Replacement Fund.

#### 4.3.2.2 *Flow of Funds*

Sections 4.04 and 4.05 of the Authority Master Ordinance establish certain funds and accounts and the priority for the flow of Revenues and certain other amounts to such funds and accounts. Figure 4-1 illustrates the flow of funds as set forth in the Authority Bond Ordinance.

The application of Gross Revenues is governed by the provisions of the Authority Bond Ordinance. The Authority Bond Ordinance creates a special fund designated as the Airport System Fund, which is held by the Authority, in which the Authority is required to deposit all Gross Revenues upon receipt by the Authority. Monies held in the Airport System Fund are then applied and deposited into the funds and accounts established pursuant to the Authority Bond Ordinance, as illustrated in Figure 4-1. Gross Revenues in the Airport System Fund are to be applied first to the payment of all current Operation and Maintenance Expenses and then to the Revenue Bond Interest and Principal Fund and Revenue Bond Reserve Fund in the amounts required by the Authority Bond Ordinance. Although certain PFCs, CFCs and other monies of the Authority may be irrevocably designated as Dedicated Revenues pursuant to the Authority Bond Ordinance, such monies will not be pledged to secure Authority Revenue Bonds pursuant to such designations. The Authority may agree to hold such PFCs and other monies of the Authority exclusively to pay a portion of the debt service on Authority Revenue Bonds and related Qualified Derivative Agreement payments, to the extent allowed by law. Revenues remaining after the payment of Operation and Maintenance Expenses, debt service on all outstanding Authority Revenue Bonds, General Obligation Bonds (if any) and Subordinate Securities (if any) (as each is defined herein) and other fund deposit requirements (including the Capital Improvement Fund, FF&E Reserve Fund, and Coverage Fund) are transferred to the Prepaid Airline Fund. Additional information on these funds is contained in the OS for the 2025B Bond Bank Bonds (see "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS").

#### 4.3.2.3 *Rate Covenant*

The Authority Bond Ordinance establishes a covenant of the Authority that it will at all times fix, charge, impose and collect rentals, rates, fees and other charges for the use of the Airport System sufficient to provide Net Revenues, together with moneys on deposit in the Coverage Fund, less transfers to the FF&E Reserve Fund, for each Fiscal Year equal to the larger of (i) all amounts required to be deposited in such Fiscal Year into the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund; or (ii) an amount equal to not less than 125% of the annual principal and interest due for all Authority Revenue Bonds for such Fiscal Year (Rate Covenant). For the purpose of complying with the Rate Covenant, the Authority will: (a) include within Net

Revenues in any Fiscal Year amounts transferred or credited from the Prepaid Airline Fund pursuant to the Authority Bond Ordinance; (b) exclude from interest due on Authority Revenue Bonds any interest paid from moneys in the Capitalized Interest Account; (c) include in such calculation moneys in the Coverage Fund; (d) exclude from the calculation, debt service excluded from the Debt Service Requirement by reason of the dedication of Dedicated Revenues for payment of such debt service; and (e) exclude any amounts deposited into the FF&E Reserve Fund.

#### 4.3.2.4 *Additional Authority Bonds*

The Authority Bond Ordinance provides that the Authority may issue, for any lawful Airport System purpose, one or more series of additional revenue bonds (Additional Authority Bonds), payable from and secured by a senior lien on Net Revenues on parity with the Authority Revenue Bonds, except with respect to the Revenue Bond Reserve Fund, upon satisfaction of the following conditions:

- a) No Default. An Authorized Airport Representative must certify that, upon the issuance of such series of Additional Authority Bonds, the Authority will not be in default under any term or provision of any Authority Revenue Bonds then outstanding or any ordinance authorizing the issuance of such Authority Revenue Bonds;
- b) Proper Fund Balances. An Authorized Airport Representative must certify that, upon the issuance of such series of Additional Authority Bonds, (i) the Revenue Bond Interest and Principal Fund will contain the amounts required to be deposited therein and (ii) the account of the Revenue Bond Reserve Fund, if any, which is held for the benefit of such series of Additional Authority Bonds will contain the amounts required at such time to be on deposit therein;
- c) Historical Coverage on Outstanding Authority Revenue Bonds. An Authorized Airport Representative must certify that, either for the Authority's most recent complete Fiscal Year or for any consecutive 12 out of the most recent 18 months, Net Revenues, together with monies in the Coverage Fund, less transfers to the FF&E Reserve Fund, were equal to at least 125% of the Debt Service Requirement for all Authority Revenue Bonds for such period (without taking into account the Debt Service Requirement for the proposed Additional Authority Bonds);
- d) Coverage for Additional Authority Bonds. The Authority must also submit to the Authority Trustee either of the following: (i) a certification by an Authorized Airport Representative of the Authority that, for either the Authority's most recent Fiscal Year or for any consecutive 12 months out of the most recent 18 months, the Net Revenues, together with monies in the Coverage Fund, less transfers to the FF&E Reserve Fund, were equal to at least 125% of the Debt Service Requirement for all Outstanding Authority Revenue Bonds, including the proposed Additional Revenue Bonds in any future Fiscal Year; or (ii) a report of an airport consultant setting forth projections indicating that, based on the Authority's expectations, the estimated Net Revenues but less any deposits to the FF&E Reserve Fund, for each of three consecutive Fiscal Years beginning on the earlier of (A) the first Fiscal Year following the estimated date of completion and initial use of any of the revenue producing facilities to be financed with such series of Additional Authority Bonds, based upon a certified, written estimated completion date by the consulting engineer for such facility or facilities, or (B) the first Fiscal Year in which the Authority will have any scheduled payments of interest on or principal of the series of Additional Authority Bonds to be issued, for the payment of which provision has not been made as indicated in the report of such airport consultant from the proceeds of such series of Additional Authority Bonds, investment income thereon or other appropriated sources (other than Net Revenues) are, together with the moneys in the Coverage Fund, at least equal to 125% of the Debt Service Requirement for all Authority Revenue Bonds for such period

scheduled to occur during each such respective Fiscal Year after taking into consideration the additional Debt Service Requirement for the series of Additional Authority Bonds to be issued.

For all purposes of (c) and (d) above, (i) any principal or interest on Authority Revenue Bonds which is payable from Dedicated Revenues may be excluded from the Debt Service Requirement for such Authority Revenue Bonds; (ii) any amount transferred or credited from the Prepaid Airline Fund to the Airport System Fund is included in Net Revenues for such Fiscal Year; and (iii) any interest due on Authority Revenue Bonds that is paid from moneys in the Capitalized Interest Account is excluded from the Debt Service Requirement.

e) Bond Ordinance Requirement. The supplemental bond ordinance authorizing such series of Additional Authority Bonds must meet the applicable requirements set out in the Authority Bond Ordinance.

If the Additional Authority Bonds are being issued for the purpose of refunding all or a portion of the previously issued Authority Revenue Bonds or Subordinate Securities which remain outstanding as of the date of such issuance, none of the certifications described under subparagraph (c) and (d) above will be required so long as (for each Fiscal Year during which Authority Revenue Bonds would otherwise have been outstanding) the Debt Service Requirement for all Outstanding Authority Revenue Bonds in such Fiscal Year (after giving effect to the issuance of such Refunding Authority Bonds), will not exceed the scheduled Debt Service Requirement for all Outstanding Authority Revenue Bonds in such Fiscal Year (prior to giving effect to the issuance of such Additional Authority Bonds).

## 4.4 Airline Agreement

The Authority entered into a three-year Airline Agreement with the Signatory Airlines operating at the Airport effective January 1, 2024, and expires on December 31, 2026. The Airline Agreement may also be extended for one year through December 31, 2027 (Extension Period) through mutual agreement by both the Authority and the Signatory Airlines. The Airline Agreement establishes, among other things, procedures for setting and adjusting rentals, rates, fees and charges to be collected for the use of Airport facilities. The Signatory Airlines at the Airport include the following: Alaska Airlines, Allegiant Air, American Airlines, Cargolux Airlines, Delta Air Lines, FedEx, Frontier Airlines, Southwest Airlines, Spirit Airlines, and United Airlines. Together, the passenger Signatory Airlines and their respective regional affiliates accounted for more than 99% of enplaned passengers at the Airport in 2024. When including the cargo Signatory Airlines with the passenger Signatory Airlines, they accounted for approximately 98% of landed weight at the Airport in 2024.

The Airline Agreement governs airline use of certain Airport facilities, including Airfield Areas, Terminal, Apron Areas, baggage claim, ticket counters and gate areas and permits the Signatory Airlines to lease Preferential Use Space and Joint Use Space. Preferential Use Space is Airport space, including holdroom areas and gates, ticket counters, and office space, leased to a Signatory Airline and to which the Signatory Airline has a higher and continuous priority of use over all other air carriers. Joint Use Space generally includes baggage claim, baggage system areas, and the security checkpoint areas, which multiple airlines use jointly.

The key provisions of the Airline Agreement are summarized in the following sections. The airline rates and charges methodology pursuant to the Airline Agreement is used as the basis for projecting airline revenues in this Report over the Projection Period, notwithstanding it is only effective until December 31, 2027, if extended.

#### 4.4.1 Airline Rate-Setting Methodology

As described earlier, the Airport has been divided into distinct Airport System Cost Centers for the purposes of establishing and setting airline rates and charges. The cost centers associated with the airlines are the Airfield Area, Terminal, and Apron Area. The Authority's non-airline cost center is named All Other Areas of which certain net revenues of such cost center are distributed to the Signatory Airlines as credits to certain airline rates and charges and as further described in Revenue Sharing below.

Airline rates and charges are calculated each year for the Terminal, Apron Area, and Airfield Area cost centers at the Airport. The components of the total cost requirement for the terminal rental rate, apron area rental rate, and landing fee include the following:

- **O&M Expenses** - Includes the O&M Expenses (direct and allocated indirect) attributable to the specific airline rate-setting cost centers.
- **Net Debt Service Requirements** –Includes the prorata portion of annual Bond debt service allocable to the specific airline rate-setting cost center net of Dedicated Revenues.
- **Debt Service Coverage Requirement** – Includes the prorata portion of annual debt service and coverage, after giving effect to amounts on deposit in the Coverage Fund, as required by the Authority Bond Ordinance.
- **Amortization** – The Authority will calculate the annual cost of cash-funded capital projects based on specific project useful life and an imputed interest rate (Amortization). Amortization costs will be waived from inclusion in airline rate calculations unless certain conditions occur as described below under Revenue Sharing. For the purposes of projections in this Report, Amortization costs are assumed to be waived in each year.
- **O&M Reserve Fund Requirement** - Includes the prorata portion of annual amounts needed to establish or maintain the O&M Reserve Fund Requirement (equivalent to two months of O&M Expenses) for the specific airline rate-setting area.
- **Other Reserve Fund Requirement** – Includes the prorata portion of annual amounts needed, if any, for required bond or reserve fund deposits allocable to the specific airline rate-setting cost center per the Authority Bond Ordinance.
- **Prepaid Airline Fund** – This fund is primarily used for annual rates and charges settlement purposes. Each airline cost center (e.g., Airfield Areas, Apron Area, and Terminal cost centers) will be credited or debited as appropriate in the following fiscal year for over/underpayment by the Signatory Airlines.

The above-described requirements are offset by non-airline and/or non-signatory airline revenue amounts in the specific airline rate-setting area to calculate the Net Requirement for the Airfield Area and the Apron Area. The Terminal cost center does not have any offsets of non-airline and/or non-signatory airline revenue as described below.

Landing fees pursuant to the Airline Agreement are calculated on an Airfield Area Cost Center residual basis where the Signatory Airlines are required to ensure the total requirement of the Airfield Area Cost Center. The total requirement allocable to the Airfield Area, as described above is offset by non-airline and/or airlines not signatory to the Airline Agreement (Non-Signatory Airlines) revenue amounts allocable to the Airfield Area to calculate the Net Requirement. This Net Requirement is then divided by total Signatory Airline landed weight to derive the Signatory Airline Landing Fee.

Apron Area Rental Rates are also calculated on an Apron Area Cost Center residual basis in somewhat similar fashion to the Landing Fee. However, the Net Requirement of the Apron Area is divided by total apron space leased by the Signatory Airlines to derive the Apron Area Rental Rate.

Terminal Rental Rates under the Airline Agreement are calculated on a commercial compensatory basis where the Signatory Airlines pay rents for only the space they lease. The Net Requirement of the Terminal is divided by total rentable space in the Terminal to derive the Terminal Rental Rate. Thus, the Authority is responsible for the cost of rentable space not leased by the airlines and other tenants at the Airport. Unlike the Landing Fee and Apron Area Rental Rates calculations, non-airline revenue and Non-Signatory Airline revenue is not credited to the Terminal requirement for the purposes of setting Terminal Rental Rates; these revenues are included in the calculation of Revenue Sharing as described below.

Additional detail on the calculations of airline rates and charges are presented in **Exhibits E, F, and G** attached to the end of this Report. Non-Signatory Airlines are charged the lesser of 150% of all applicable Signatory Airline rates and charges or airline rates and charges calculated pursuant to an airline rates ordinance methodology.

The Airline Agreement allows for the calculation of airline rates and charges each year, using budgeted aviation activity, O&M Expenses, and non-airline revenues. The Authority may also amend airline rates and charges during the current year at its discretion using the above formulas. An example for such an amendment would be if year-to-date financial results or activity varies materially from that budgeted for such year. The Airline Agreement also allows for a final adjustment of airline rates and charges after the annual audit of Authority records. Any adjustment (i.e., underpayment or overpayment of rentals, fees, and charges) to actual rates and charges resulting from the final settlement is included in the Prepaid Airline Fund for the next year as part of the calculation of budgeted airline rates and charges for such year.

#### 4.4.2 Revenue Sharing

The expenses, revenues, and capital costs associated with the All Other Areas Cost Center are not included in the calculations of airline rates and charges, but do impact the sharing of revenue with the Signatory Airlines. The Airline Agreement provides for the sharing of certain net remaining revenues of the All Other Areas Cost Center (Amounts Available for Revenue Sharing). These revenues generally include revenues from the All Other Areas such as automobile parking, rental cars, the Airport Hotel, and non-airline revenues and Non-Signatory Airline revenues of the Terminal cost center. The Amounts Available for Revenue Sharing to the Signatory Airlines is calculated by subtracting all expenses and other costs associated with the All Other Areas Cost Center and all financial obligations pursuant to the Authority Bond Ordinance including a deposit of \$28 million annually to the Capital Improvement Fund (Capital Improvement Fund Requirement). During the Extension Period, if exercised, the Capital Improvement Fund will increase based upon the CPI. An increase to approximately \$29.7 million in 2027 through the Projection Period has been projected for the purposes of the analysis in this Report. After the deposit to the Capital Improvement Fund, the Amounts Available for Revenue Sharing are distributed as follows:

- 15% of such amounts remaining are to be credited directly to the calculation of the Landing Fee for the Signatory Airlines.
- Of the remaining 85% of such amounts, 35% is retained by the Authority and 65% of such amounts are credited directly to the calculation of the Terminal Rental Rate for the Signatory Airlines.
- The 35% of annual amounts retained by the Authority as described above are to be limited by the annual amount of Amortization costs waived in airline cost centers. If such limitation were to be experienced, additional revenues above the limitation would be credited to the Terminal Rental Rate for the Signatory Airlines.

- If such conditions were to occur that the Amounts Available for Revenue Sharing were not sufficient for the Authority to deposit into the Capital Improvement Fund its full requirement, the Authority would reduce the full waiver of Amortization costs until the full requirement is reached or Amortization costs are included fully in rates, whichever occurs first.

**Exhibit H** following this Report presents the Authority's Revenue Sharing methodology pursuant to the Airline Agreement. Amounts Available for Revenue Sharing are expected to range from approximately \$25.0 million in 2024 to approximately \$7.0 million in 2030.

**Exhibit J**, near the bottom of the table, presents further detail on the amounts available for Revenue Sharing. As shown, the amount available for Revenue Sharing is approximately \$25.0 million in 2024. Of that amount, the Signatory Airlines receive approximately \$17.5 million and the Authority retains approximately \$7.4 million. The \$7.4 million for the Authority is a result of the Authority retaining 35% of the Revenue Sharing designated to be credited to the Terminal cost center.

#### 4.4.3 Signatory Airline Disapproval of Capital Improvements

The Authority and the Signatory Airlines agreed in the Airline Agreement that certain capital improvements in the Terminal or Airfield Area with a cost exceeding \$100 million are subject to a Signatory Airline disapproval process, referred to as Majority-In-Interest (MII) Concurrence. This requirement does not apply to projects in the All Other Areas Cost Center. Article 8 of the Airline Agreement specifies that the Authority may finance the costs of capital improvements and may include such costs in Signatory Airline rentals, fees, and charges upon receiving MII Concurrence for such capital projects. MII Concurrence is received if Signatory Airlines constituting an MII do not disapprove of such capital improvement. An MII is defined as either (a) in the Airfield Area, Signatory Airlines which, in the aggregate, have paid more than 50% of total Landing Fees by all Signatory Airlines for the preceding six-month period for which records are available and represent more than 50% in number of all Signatory Airlines, or (b) in the Terminal, Signatory Airlines which, in the aggregate, have paid more than 50% of total Terminal Rentals by all Signatory Airlines for the preceding six-month period for which records are available and represent more than 50% in number of all Signatory Airlines.

The Authority may, at any time, undertake capital improvements for any lawful Authority purpose within airline cost centers (e.g., Airfield Area, Apron Area, and Terminal) that are not subject to MII Concurrence from the Signatory Airlines and include the costs of such capital improvements in airline rates and charges.

#### 4.4.4 Extraordinary Adjustments of Rentals, Fees, and Charges

Section 6.10 of the Airline Agreement contains a provision for the extraordinary adjustment of airline rates and charges that allows for the Authority to collect additional payments from the Signatory Airlines to satisfy the Rate Covenant set forth in the Authority Bond Ordinance if revenues and balances available in any fund under the Authority Bond Ordinance are not sufficient. Upon notice and consultation with the Signatory Airlines, the Authority may increase the rentals, fees, and charges to the Signatory Airlines at any time to such amounts sufficient to assure the Authority shall meet Rate Covenant obligations pursuant to the Authority Bond Ordinance.

### 4.5 Other Airline Agreements and Airport Use Permits

Other airlines operate at the Airport under an Operating Agreement, which generally has a month-to-month term. Regional/commuter carriers affiliated with the Signatory Airlines, hold Operating Agreements and pay landing fees and Terminal fees based upon the Authority's annual Schedule of Rates, Fees and Charges for Use of the Airport Facilities. In addition, various carriers hold Airport use permits and pay Signatory Airline rates as affiliate carriers to their respective mainline passenger airlines.



## 4.6 Airport Hotel Agreements and Financial Analysis

### 4.6.1 Amended and Restated Hotel Management Agreement

The Authority and Wischermann have entered into the HMA for the operation of the Airport Hotel. Under the HMA, the Authority has engaged Wischermann to manage the Airport Hotel as the exclusive operator for five full operating years starting with the first full operating year following the opening date of the Airport Hotel, unless the HMA is terminated earlier pursuant to the provisions thereof. Wischermann has the right and the duty under the HMA to operate the Airport Hotel as an “upper-upscale” hotel in accordance with the terms of the Franchise Agreement and certain other standards, policies and programs and in a manner reasonably calculated to optimize the financial performance of the Airport Hotel.

The Authority has the right to terminate the HMA based on, among other things, the termination of the Franchise Agreement, certain results of a Public Policy Review (as such term is defined in the HMA); or as a result of casualty or condemnation. In addition, the HMA separately sets forth performance termination rights for failure of Wischermann to achieve certain performance tests beginning with the second full operating year or if the Hotel does not achieve total revenues greater than or equal to the original underwriting projections shown in the Market Study with Financial Projections for the Airport Hotel. In the event of a termination, Wischermann would be obligated to cooperate with the Authority to minimize expenses, provide a final accounting and deliver all non-proprietary books and records, licenses, permits and contracts, and to facilitate the orderly transfer of electronic records and data.

### 4.6.2 Airport Hotel Financial Analysis

In August 2024, the Authority retained LW Hospitality Advisors (LWHA), a third-party hotel feasibility consultant. In accordance with its engagement, LWHA prepared the Market Study with Financial Projections for the Airport Hotel, dated April 17, 2025, which is available for review at [https://d1j6zi7czwjuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel\\_250421\\_123203.pdf?mtime=20250421083203](https://d1j6zi7czwjuok.cloudfront.net/iaa-images/reports/24-NY-415-Terminal-Hotel_250421_123203.pdf?mtime=20250421083203) (Airport Hotel Analysis). In the Airport Hotel Analysis, LWHA estimates that (1) the Airport Hotel would achieve a stabilized occupancy of 76% in the third year of operation (assumed to be 2030) with an average daily room rate (ADR) of \$285.88 (in 2030 dollars), and (2) based on the projected occupancy and ADR, the adjusted net operating income prior to the payment of Debt Service for the Airport Hotel for the full year of 2030 would be approximately \$9.8 million. Such projected net operating income in 2030 would represent approximately 6.9% of the Authority’s projected Net Revenues in that year. In the event gross operating revenues of the Airport Hotel are not sufficient in a particular month to pay Airport Hotel operating expenses then due, amounts in the Airport System Fund not related to the Airport Hotel will be applied to pay any such Airport Hotel expenses prior to the payment of debt service on any Bonds. See “CAPITAL IMPROVEMENT PROGRAM - Airport Hotel” in the Official Statement. A summary of the Airport Hotel Analysis related to the Projection Period of this Report is presented below in **Table 4-1**.

**Table 4-1 Airport Hotel Analysis Summary (Dollars in Thousands, except rates)**

|                                                     | 2028           | 2029           | 2030           |
|-----------------------------------------------------|----------------|----------------|----------------|
| <b><u>Key Assumptions:</u></b>                      |                |                |                |
| Annual Occupancy                                    | 61.0%          | 71.0%          | 76.0%          |
| Average Rate                                        | \$245.81       | \$274.89       | \$285.88       |
| RevPAR                                              | \$149.95       | \$195.17       | \$217.27       |
| <b><u>Financial Projections:</u></b>                |                |                |                |
| Total Revenue                                       | \$22,676       | \$30,259       | \$33,606       |
| Less: Departmental Expenses                         | 9,421          | 11,505         | 12,137         |
| Less: Undistributed Operating Expenses <sup>1</sup> | 6,710          | 7,577          | 8,453          |
| Less: Fixed Charges <sup>2</sup>                    | 1,368          | 1,998          | 2,527          |
| Plus: Other Items <sup>3</sup>                      | 406            | 349            | 368            |
| Less: Hotel major renewal and replacement fund      |                |                | 1,041          |
| <b>Adjusted Net Operating Income</b>                | <b>\$5,584</b> | <b>\$9,527</b> | <b>\$9,816</b> |

Note: Amounts may not add due to rounding.

<sup>1</sup> Includes administrative, IT, sales, marketing, franchise fees, utilities, and property operation and maintenance.

<sup>2</sup> Includes management fee, insurance and FF&E Fund

<sup>3</sup> Includes parking net revenue and asset management fee

Source: Market Study With Financial Projections, LWHA, April 17, 2025

Compiled by L&B

The financial projections contained in the Airport Hotel Analysis are based solely upon known information provided by the Authority regarding the planned construction of the Airport Hotel and upon various facts and assumptions made by LWHA, and not assumptions made by the Authority or L&B. Inevitably, some assumptions used to develop the projections may not be realized and unanticipated events and circumstances will occur. There will usually be differences between projected and actual results, since events and circumstances frequently do not occur as expected, and those differences may be material. In particular, any substantial decrease in occupancy or ADR from that projected will reduce net revenues of the Airport Hotel. No assurance can be given that the Airport Hotel will maintain projected occupancy at projected room rates as assumed in the Airport Hotel Analysis. See "RISKS AND OTHER INVESTMENT CONSIDERATIONS – Airport Hotel Risks" in the Official Statement.

The Bonds are issued on parity with all other Authority Revenue Bonds and operations of the Airport Hotel could impact overall Authority financials, including the coverage requirements of the Authority Bond Ordinance. All summaries herein of the Airport Hotel Analysis are qualified in their entirety by the full document available at the above link and investors should read the Airport Hotel Analysis in its entirety, for an understanding of the assumptions and rationale underlying the estimates and forecasts set forth therein. The Authority and L&B take no responsibility for economic or other information deemed relevant or analyzed by LWHA in the Airport Hotel Analysis and have relied upon the conclusions of LWHA in the Airport Hotel Analysis based upon LWHA's knowledge regarding hotel operations, demand, and room pricing. Any information in the Airport Hotel Analysis that differs from the Official Statement or this Report is a result of separate analysis of the Airport Hotel conducted by LWHA.



## 4.7 Other Non-Airline Agreements

The Authority has agreements with entities that operate, provide services, or occupy space at the Airport, including food court restaurants, cafes, pubs, full-service restaurants, quick-serve food and beverage, newsstands, retail shops, and display advertising, among other specialties. In addition, several Airport tenants have executed lease agreements with the Authority governing their occupancy and use of space on Airport property. The Authority undertook a lengthy concession refresh project beginning in 2018 and solicited public involvement. The concessions program features national and local offerings that are rich with variety and are targeted to resonate with passengers. The five largest concession operators at the Airport are Hudson Group, SSP America, Paradies Lagardere, Host International, and OHM Concession Group. The Authority also has direct leases with several local companies. In addition to the concession stores, the Authority has concession agreements for advertising, retail merchandising units, pouring rights with Coca-Cola, cell phone companies (use of distributed antenna systems), ATMs, vending services, and other passenger amenities.

There are ten rental car operator brands at the Airport, including Alamo, Avis, Budget, Dollar, Enterprise, Hertz, National, Payless, Sixt and Thrifty. Payless Car Rental is situated off-airport. In addition, the rental car operators lease counters, office areas, a “quick turn-around” facility, telephone banks and a “ready return” area on the first floor of the parking garage at the Airport at prevailing rental rates. The current rental car agreements expire December 31, 2029.

The Authority also had an agreement with Turo which expired on February 28, 2024, whereby Turo was authorized to operate at the Airport using the public parking facilities. Turo agreed to pay the Authority 10% of gross revenues for transactions at the Airport and Turo owners and users paid standard parking rates. As the Authority negotiates an extension to the agreement, Turo continues to operate under month-to-month terms.

The Authority also has a pick-up and drop-off fee of \$2.50 for transportation network companies (TNCs) operating at the Airport. TNC revenue was approximately \$1.9 million in 2019. For 2024, TNC revenue is estimated to be approximately \$2.7 million, which is well above 2019 levels.

### 4.7.1.1 *Summary of Key Non-Airline Agreement Terms and Conditions*

Airport non-airline agreements have various terms and conditions. In general, the business terms of the agreements are based on industry standards and practices. Additional summaries of key non-airline agreement terms are provided below.

- **Terminal Concession Agreements:**

- Concession fees range between 8% and 16% of gross revenues (between 8% and 18% in the case of agreements entered into before 2014)
- Minimum annual guarantee (MAG) equal to 85% of prior year concession fees
- A temporary MAG reduction occurs if enplaned passengers decrease by more than 20% at the Airport, MAG is reduced proportionately
- MAGs were reduced in 2020 and 2021 because of the reduction in enplaned passengers associated with the COVID-19 pandemic
- Total MAG amounts for 2023 were approximately \$5.0 million
- Total MAG amounts for 2024 are estimated at approximately \$8.0 million
- Agreement expiration dates vary

- **Rental Car Concession Agreements:**

- Concession fees equal to 10% of gross revenues
- MAGs are set for each company per specific contract amounts
- A temporary MAG reduction occurs if deplaned passengers decrease by more than 20% at the Airport, MAG is reduced proportionately
- MAGs were reduced in 2020 and 2021 because of the reduction in deplaned passengers associated with the COVID-19 pandemic
- Total MAG amounts for 2023 were approximately \$9.3 million
- Total MAG amounts for 2024 are estimated at approximately \$10.7 million
- Each rental car company operating at the Airport shall collect and submit a CFC fee to the Authority at an amount of \$6.00 per rental car contract day up to a maximum of 14 days. The Authority reserves the right to adjust the CFC fee at times it deems necessary.
- For use of leased premises at the Airport, each rental car shall pay facility rent per square foot to the Authority for such facilities as the ground transportation center, ready-return area, quick-turn-around area, overflow staging and parking areas, storage space. Facility rents are subject to annual escalation per the Consumer Price Index rate.

## 4.8 Federal Aid Related to COVID-19

The U.S. government provided assistance to U.S. airports as a result of air traffic impacts at the Airport associated with the COVID-19 pandemic. The following legislative actions were taken.

### 4.8.1 CARES Act

The Coronavirus Aid, Relief, and Economic Security (CARES) Act (H.R. 748, Public Law 116-136) was approved by the U.S. Congress and signed by the President on March 27, 2020. It is one of the legislative actions taken to address the crisis associated with the COVID-19 pandemic and includes among its relief measures direct aid in the form of grants for U.S. airports, as well as direct aid, loans and loan guarantees for passenger and cargo airlines. The CARES Act provides \$10 billion of grant assistance to airports.

The Federal Aviation Administration (FAA) announced in April 2020 that it had allocated approximately \$52.5 million to the Authority with the vast majority or approximately \$52.3 million for the Airport. The Authority used all of its CARES Act funds in 2020 and 2021.

### 4.8.2 Coronavirus Response and Relief Supplemental Appropriation Act

On December 27, 2020, the Consolidated Appropriations Act, 2021 was signed by the President. Division M of that Act is the Coronavirus Response and Relief Supplemental Appropriation Act, 2021 (CRRSAA). Title IV of CRRSAA provides approximately \$2 billion in economic relief to airports to prevent, prepare for, and respond to the COVID-19 public health emergency, including relief from rent and minimum annual guarantees (MAGs) for eligible airport concessions at primary airports.

The FAA announced on February 12, 2021, that it had allocated approximately \$12.2 million to the Authority including amounts obligated for concessionaire relief. The Authority used all of these funds in 2021 and 2022.

### 4.8.3 American Rescue Plan Act

On March 11, 2021, the President signed the American Rescue Plan Act (ARP) Act of 2021, a \$1.9 trillion economic stimulus package designed to help the U.S. economy recover from the adverse impacts of the COVID-19 pandemic. In addition to other economic relief, ARP Act includes financial relief for certain eligible airports. For eligible airports, ARP Act appropriates \$8 billion to assist such airports to prevent, prepare for, and respond to COVID-19, and such amounts remain available until September 30, 2024.

The FAA announced on June 22, 2021, that it had allocated approximately \$41.9 million of ARP Act funds to the Authority including amounts obligated for concessionaire relief. The Authority used all of these funds in 2022, 2023 and 2024.

## 4.9 The 2025A Authority Bonds and Future Bonds

The Authority is planning to issue the 2025A Authority Bonds to: (a) exchanging 2025A-2 Bonds with the Bond Bank for the Prior Authority Bonds held by the Bond Bank as security for the Prior Bond Bank Bonds, together with certain other funds of the Authority in connection with the: refunding of all or a portion of the currently outstanding Prior Bond Bank Bonds and (b) providing funds to (1) finance the cost of various Airport projects, including acquiring, constructing and/or installing the Airport Hotel to support and service the Airport System and certain other new capital projects of the 2025A Project; (2) fund one or more Authority Reserve Accounts; (3) pay costs of issuance related to the 2025A Authority Bonds and the corresponding 2025B Bond Bank Bonds (as hereafter defined); (4) pay capitalized interest until completion of each portion of the 2025A Project; (5) fund any other purpose to be financed under the Act and the Authority Bond Ordinance (as defined in Appendix D of the Official Statement); and (6) reimburse expenditures paid by the Authority for the 2025A Project prior to the issuance of the 2025A Authority Bonds. For the purposes of this Report, any potential savings associated with the refunding of the Prior Authority Bonds or other future refundings are not assumed, which provides an additional level of conservatism in the financial projections contained herein.

**Table 4-2** presents a listing of estimated sources and uses of funds for the proposed 2025A Authority Bonds. The estimated sources and uses of funds and Debt Service for the proposed 2025A Authority Bonds were prepared by the Authority's financial advisor, Frasca & Associates, LLC (Frasca). Debt service estimates for the 2025A Authority Bonds were provided by Frasca and include the following assumptions:

- All-in total interest cost (TIC) of 5.4%
- Final maturity of approximately 30 years
- The first principal payment is assumed to occur on January 1, 2027
- A portion of the bond proceeds will fund capitalized interest during construction
- A portion of the bond proceeds will fund a deposit to the Revenue Bond Reserve Fund

**Table 4-2                    2025A Authority Bonds Sources and Uses (Dollars in Thousands)**

|                           | <b>Series A-1</b> | <b>Series A-2</b> | <b>Series A-3</b> | <b>Total 2025A</b> |
|---------------------------|-------------------|-------------------|-------------------|--------------------|
| Par Amount of Bonds       | \$155,935         | \$22,835          | \$10,380          | \$189,150          |
| Premium                   | 4,371             | 345               | 0                 | 4,716              |
| Investment Income         | 7,545             | 221               | 109               | 7,875              |
| <b>Total Sources</b>      | <b>\$167,851</b>  | <b>\$23,401</b>   | <b>\$10,489</b>   | <b>\$201,741</b>   |
|                           |                   |                   |                   |                    |
| Project Fund Requirements | \$129,380         | \$20,484          | \$10,000          | \$159,864          |
| Capitalized Interest      | 25,573            | 715               | 370               | 26,658             |
| Revenue Bond Reserve Fund | 10,356            | 1,956             | 0                 | 12,312             |
| Cost of Issuance          | 2,542             | 246               | 119               | 2,907              |
| <b>Total Uses</b>         | <b>\$167,851</b>  | <b>\$23,401</b>   | <b>\$10,489</b>   | <b>\$201,741</b>   |

Source:     Frasca & Associates, LLC, April 2025  
 Compiled by L&B

**Exhibit B** at the end of this Report presents a summary of annual debt service requirements for actual 2024, budget 2025, and that projected for 2026 through 2030.

In addition to the 2025A Authority Bonds, the Authority is planning to issue additional future bonds to fund approximately \$288.1 million of its Other CIP Projects . The timing and form of financing for future projects has not been determined at this time. Although the Authority will consider various financing options, for purposes of this Report, Frasca made the following assumptions regarding the issuance of future bonds to fund portions of Other CIP Projects to be completed over the Projection Period.

- Assumed interest rate of 6.0%
- Final maturities ranging between 15 to 30 years
- A portion of the bond proceeds will fund capitalized interest during construction
- A portion of the bond proceeds will fund a deposit to the Revenue Bond Reserve Fund

## 4.10 O&M Expenses

**Table 4-3** presents historical O&M Expenses of the Authority for the period of 2019 through 2024. Over this period, O&M Expenses increased from approximately \$87.8 million in 2019 to approximately \$120.9 million in 2024 for a CAGR of 6.6%. The Authority's O&M Expenses decreased substantially in 2020 by 17.0% to approximately \$72.9 million from \$87.8 million in 2019 as the Airport and the overall aviation industry was significantly impacted by the COVID-19 pandemic. As the recovery from the impacts associated with the pandemic continued, the Authority's O&M Expenses increased to approximately \$120.9 million in 2024. The increases over this period were primarily because of the recovery of air traffic back to 2019 levels, significant inflationary pressures over this time period, and the Authority's objective of investing in facilities maintenance, personnel, and other strategic initiatives to improve overall sustainability of facilities and the organization. Categories primarily contributing to these increases include personal services, contractual services, administrative, and other.

**Table 4-3**                      **Historical O&M Expenses (dollars in thousands)**

| Category                        | 2019            | 2020            | 2021            | 2022             | 2023             | 2024             | 2019 -<br>2024<br>CAGR |
|---------------------------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------------|
| Personal Services               | \$15,094        | \$14,113        | \$13,665        | \$17,457         | \$19,473         | \$21,957         | 7.8%                   |
| Contractual Services            | 14,454          | 10,156          | 12,985          | 18,087           | 22,050           | 22,713           | 9.5%                   |
| Utilities                       | 7,741           | 7,092           | 8,206           | 8,657            | 9,024            | 9,567            | 4.3%                   |
| Supplies                        | 4,368           | 2,721           | 3,605           | 4,981            | 4,485            | 4,729            | 1.6%                   |
| Materials                       | 3,165           | 2,521           | 2,691           | 3,212            | 3,065            | 3,400            | 1.4%                   |
| Public Safety                   | 11,444          | 10,912          | 12,065          | 12,138           | 12,269           | 16,854           | 8.1%                   |
| Administration                  | 18,767          | 16,046          | 17,419          | 21,877           | 24,149           | 26,540           | 7.2%                   |
| Indianapolis Maintenance Center | 7,552           | 6,541           | 6,153           | 7,506            | 7,787            | 7,131            | (1.1%)                 |
| Other <sup>1</sup>              | 5,213           | 2,813           | 4,894           | 7,218            | 9,374            | 7,975            | 8.9%                   |
| <b>Total Operating Expenses</b> | <b>\$87,799</b> | <b>\$72,914</b> | <b>\$81,683</b> | <b>\$101,133</b> | <b>\$111,676</b> | <b>\$120,865</b> | <b>6.6%</b>            |

<sup>1</sup> Includes the items of security, roadways, equipment and capital outlays, environmental remediation, and general expenses that include insurance, equipment rentals, and other items such as bad debts.

Note: Amounts may not add because of rounding.

Source: Indianapolis Airport Authority, March 2025

**Exhibit C** at the end of this Report presents the Authority's O&M Expenses by category and cost center for actual 2024, and projections from 2025 through 2030. Total O&M Expenses are estimated to increase in 2025 to approximately \$132.4 million. Increases in O&M Expenses in these recent years are reflective of the Authority accounting for staffing and contractual service needs related to continued recovery of air traffic at the Airport and the impacts of the recent inflationary environment. As shown, total O&M Expenses are projected to increase to approximately \$176.9 million in 2030 at a CAGR of approximately 6.6% from 2024. This projection includes additional O&M Expenses associated with the new Airport Hotel. In addition to the incremental increases

associated with the Airport Hotel, the Authority's projection of O&M Expenses is based on historical trend reviews, the anticipated impacts of inflation, projected activity levels, and impacts associated with the implementation of the Authority's CIP. Excluding the Airport Hotel, O&M Expenses are projected to increase at a CAGR of 4.1% from 2024 through 2030.

O&M Expenses categories and assumptions in projecting future growth are summarized below. These categories accounted for more than 93% of the Authority's total O&M Expenses in 2024.

- **Personal services.** This category includes salaries and wages, employee benefits including health insurance, and retirement and social security expenses of the Authority. Personal services are projected to increase from \$22.0 million in 2024 to \$31.7 million in 2030 for a CAGR of 6.3% to reflect inflationary increases along with increases in benefits programs such as the cost of employee health insurance.
- **Contractual services.** This category includes costs for repairs and maintenance services, professional fees, transportation and communication services, and other contractual expenses of the Authority. Contractual services expenses are projected to increase from \$22.7 million in 2024 to \$24.1 million in 2030, a CAGR of 1.0%. This projected growth is assumed to increase slower than inflation as this category had recent increases to reflect contract terms, and the Authority is seeking to control additional increases in this expense category over the Projection Period.
- **Utilities.** Utilities expenses for the Authority are projected to increase from approximately \$9.6 million in 2024 to approximately \$12.1 million in 2030, a CAGR of 4.0%. This projected growth is assumed to increase to reflect energy cost increases consistent to slightly higher than inflation.
- **Supplies.** This category of expenses includes snow and ice chemicals, institutional and medical items, fuel, garage and motor supplies, office supplies, and other items. Supplies expenses for the Authority are projected to increase from approximately \$4.7 million in 2024 to approximately \$5.6 million in 2030 for a CAGR of 2.8%. This projection is reflecting average fuel, snow and ice control, and other supplies expenses.
- **Materials.** This category of expenses includes repair parts, pavements and grounds materials, small equipment and tools, building materials, and other items. Materials expenses for the Authority are projected to increase from approximately \$3.4 million in 2024 to approximately \$3.6 million in 2030 for a CAGR of 0.9%. This projection reflects average increases and continued Authority controls for this category.
- **Public Safety.** This category of expenses includes the costs for providing public safety at the Airport such as police services and airfield fire and rescue services. Public safety expenses for the Authority are projected to increase from approximately \$16.9 million in 2024 to approximately \$25.9 million in 2030 for a CAGR of 7.4% to reflect higher than inflation costs associated with security, police, and fire.
- **Administration.** This category of expenses includes the general administrative costs of the Authority. Administration expenses for the Authority are projected to increase from approximately \$26.5 million in 2024 to approximately \$38.7 million in 2030 for a CAGR of 6.5%.
- **Indianapolis Maintenance Center.** This category of expenses includes the costs to the Authority for the operation and maintenance of the IMC. IMC expenses for the Authority are projected to decrease from approximately \$7.1 million in 2024 to approximately \$6.0 million in 2030. These cost decreases are reflective of the Authority's planned operations pursuant to the amended lease with AAR.

- **Airport Hotel.** This category of expenses includes the costs to the Authority for the operation and maintenance of the new Airport Hotel. The Airport Hotel is scheduled to be operational in 2028 and the projected expenses by the Authority in that year are approximately \$17.9 million. These expenses are projected to increase to approximately \$22.8 million in 2030. These are operation and maintenance expenses and do not include debt service associated with the Airport Hotel.

## 4.11 Non-Airline Revenue

**Table 4-4** presents historical non-airline revenue for the Authority for the period of 2019 to 2024. As shown, the five primary categories of non-airline revenue accounted for nearly 94% of the total non-airline revenue of the Authority in 2024. Total non-airline revenue increased from approximately \$115.1 million in 2019 to approximately \$139.0 million in 2024, for a CAGR of approximately 3.8% over this period. As discussed previously, air traffic experienced significant declines during this period primarily as a result of the impacts associated with the COVID-19 pandemic. As shown on Table 4-3, enplaned passengers at the Airport declined significantly starting 2020 and recovered back to exceed 2019 levels in 2023. Over the period of 2019 through 2024, enplaned passengers experienced a CAGR of 2.0%, while non-airline revenue increased at a CAGR of 3.8%. As also shown on Table 4-3, non-airline revenue per enplaned passenger has experienced growth over the period of 2019 through 2024 as it increased from \$24.15 per enplaned passenger in 2019 to \$26.48 in 2024, a CAGR of 1.9%.

**Table 4-4**                      **Historical Airport Non-Airline Revenue (dollars in thousands) <sup>1</sup>**

| Non-Airline Revenue Category                  | 2019             | 2020            | 2021            | 2022             | 2023             | 2024             | 2019 -<br>2023<br>CAGR |
|-----------------------------------------------|------------------|-----------------|-----------------|------------------|------------------|------------------|------------------------|
| Automobile Parking                            | \$59,370         | \$25,208        | \$42,772        | \$59,562         | \$66,633         | \$74,538         | 4.7%                   |
| Rented Buildings and Other Area               | 19,160           | 19,754          | 20,082          | 21,253           | 22,089           | 22,913           | 3.6%                   |
| Rental Cars                                   | 10,753           | 5,461           | 9,494           | 11,526           | 13,024           | 13,493           | 4.6%                   |
| Terminal Concessions                          | 10,046           | 4,101           | 7,130           | 10,156           | 12,895           | 14,220           | 7.2%                   |
| Indianapolis Maintenance Center               | 8,567            | 6,571           | 5,586           | 5,565            | 7,862            | 5,120            | (9.8%)                 |
| Other                                         | 7,190            | 6,395           | 7,229           | 8,149            | 8,781            | 8,716            | 3.9%                   |
| <b>Total Non-Airline Revenues</b>             | <b>\$115,086</b> | <b>\$67,490</b> | <b>\$92,292</b> | <b>\$116,212</b> | <b>\$131,284</b> | <b>\$138,999</b> | <b>3.8%</b>            |
| Enplaned Passengers (000s)                    | 4,765            | 2,044           | 3,582           | 4,345            | 4,887            | 5,250            | 2.0%                   |
| Non-Airline Revenue per<br>Enplaned Passenger | \$24.15          | \$33.02         | \$25.77         | \$26.75          | \$26.87          | \$26.48          | 1.9%                   |

<sup>1</sup> Reflects categories used for Authority reporting, which may differ from Financial Statements

Note: Amounts may not add because of rounding.

Source: Indianapolis Airport Authority, March 2025



Non-airline revenue was projected by the Authority based on expected future passenger traffic growth, expected inflationary trends, current lease terms and provisions, and other assumptions. Assumptions used to project future key non-airline revenue at the Airport are as follows:

- **Automobile parking.** Automobile parking revenue at the Airport continues to experience strong growth. **Table 4-5** presents public parking rates at the Airport since 2018, including rates as of March 2025. As shown, parking rate increases have been somewhat modest historically; however, the Airport’s automobile parking revenues have generally remained strong on a per unit basis. In June 2024, the Authority increased its daily garage rate by \$3 to a total of \$23 per day and increased the valet rate by \$5 to \$32 per day. As shown on Table 4-3, automobile parking revenues in 2023 were approximately \$66.6 million and increased to approximately \$74.5 million in 2024. Over the Projection Period, automobile parking revenues are projected to increase from approximately \$74.5 million in 2024 to approximately \$88.1 million in 2030, reflecting a CAGR of 2.8%. Automobile parking is projected to increase, generally, in concert with enplaned passenger growth and periodic rate increases.

**Table 4-5                      Historical Public Parking Rates at the Airport (Daily Maximum Rates)**

| Parking Facility  | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | March 2025 |
|-------------------|------|------|------|------|------|------|------------|
| Garage            | \$18 | \$20 | \$20 | \$20 | \$20 | \$20 | \$23       |
| Economy Parking   | \$9  | \$9  | \$9  | \$9  | \$9  | \$9  | \$9        |
| Valet             | \$25 | \$27 | \$27 | \$27 | \$27 | \$27 | \$32       |
| Park and Walk Lot | \$14 | \$14 | \$14 | \$14 | \$14 | \$14 | \$14       |

Source:        Indianapolis Airport Authority, March 2025

- **Rented buildings and other areas.** Rented buildings and other areas are projected to decrease from approximately \$22.9 million in 2024 to approximately \$18.3 million in 2030 for a CAGR of -3.7%. The projected decreases are primarily driven by assumed FedEx apron area lease expirations starting in 2026 with a full-year impact in 2029, along with fuel farm lease decreases.
- **Rental cars.** Rental car revenues are projected to increase from approximately \$13.5 million in 2024 to approximately \$14.2 million in 2030 for a CAGR of 0.8%. These revenue projections are generally assumed to somewhat increase with passenger growth over the Projection Period.
- **Terminal concessions.** Terminal concessions are projected to increase from approximately \$14.2 million in 2024 to approximately \$15.1 million in 2030 for a CAGR of 1.0%. These revenue projections are generally assumed to increase somewhat with passenger growth over the Projection Period.
- **Indianapolis Maintenance Center.** IMC revenues are projected to decrease from approximately \$5.1 million in 2024 to approximately \$1.8 million in 2030 for a CAGR of -16.1%. These revenue decreases are reflective of the Authority’s amended lease with AAR and an assuming AAR vacates the IMC by March 2027.



- **Airport Hotel.** Airport Hotel revenues are projected by the Authority to begin in 2028 and be approximately \$23.6 million. These revenues are projected to increase to \$34.7 million in 2030 consistent with expected increases in occupancy rates and average room rates. Airport Hotel net revenues are projected to be around 125% of debt service associated with the Airport Hotel.

**Exhibit D** following this Report presents the detailed non-airline revenues for actual 2024, and the Authority’s projections for 2025 through 2030.

### 4.12 Dedicated Revenues

Pursuant to the Authority Bond Ordinance, Dedicated Revenues are defined as PFCs, state and or federal grants or other moneys, such as CFCs, which the Authority has dedicated to pay principal of and/or interest on Revenue Bonds. Currently, the Authority has formally dedicated certain PFCs and CFCs to pay eligible debt service. The Authority adopted resolutions on October 21, 2022, November 17, 2023, and April 18, 2025 irrevocably designating PFC and CFC revenues as Dedicated Revenues under the Authority Bond Ordinance, to the extent collected, to be used exclusively to pay debt service on certain Outstanding Authority Bonds, including CFCs dedicated to the 2025A Authority Bonds t. **Table 4-6** presents Authority projections of PFC and CFC revenues along with amounts dedicated to pay debt service over the Projection Period.

As of December 31, 2024, the Authority had approximately \$23.1 million of PFCs and approximately \$17.9 million of CFCs on hand. As shown in Table 4-6 below, in all years of the projection, annual PFC revenues and CFC revenues exceed amounts dedicated. It is the Authority’s plan to retain at least one year of collected CFCs to pay CFC related debt service.

**Table 4-6**                      **Dedicated Revenues (dollars in thousands)**

| Fiscal Year | Projected PFC Revenues | Dedicated PFC Revenues | Projected CFC Revenues | Dedicated CFC Revenues |
|-------------|------------------------|------------------------|------------------------|------------------------|
| 2025        | \$21,054               | \$18,954               | \$9,410                | \$6,545                |
| 2026        | \$21,410               | \$19,346               | \$9,598                | \$8,000                |
| 2027        | \$21,781               | \$19,746               | \$9,790                | \$8,000                |
| 2028        | 22,157                 | \$21,657               | \$9,986                | \$8,000                |
| 2029        | 22,541                 | \$22,041               | \$10,186               | \$8,000                |
| 2030        | 22,924                 | \$22,424               | \$10,390               | \$8,000                |

Source:        Authority records, April 2025  
Compiled by Landrum & Brown.

## 4.13 Airline Revenues

Airline revenues at the Airport are generated through terminal rentals, apron area rentals, and landing fees. The rate-setting formulas for these charges are consistent with the rate-setting methodologies set forth in the Airline Agreement (described earlier in this Chapter). While the Projection Period of this Report extends beyond the term of the Airline Agreement, projected airline revenue in and beyond FY 2026 is still assumed to be calculated based on the current airline rates and charges methodology. This is generally considered to be a conservative assumption from a revenue standpoint by L&B as the Authority is likely to seek new Airline Agreement terms providing additional airline cost recovery in any future Airline Agreement. However, it should be noted that the future airline rates and charges methodology as projected herein is likely to vary from the actual future airline rates and charges methodology. Exhibits E, F, and G further illustrate the rate-setting methodologies for the Terminal Rentals, Apron Area Rentals, and Landing Fees, respectively. In addition, projected Revenue Sharing consistent with the current Airline Agreement is presented in Exhibit H.

### 4.13.1 Terminal Rentals

Exhibit E presents Terminal Rental Revenue for actual 2024 through projected 2030. Per the rate-setting methodology, the Authority recovers Terminal Rental Revenue from the Signatory Airlines based on a commercial compensatory methodology. The Terminal Rental Rate per square foot projected for 2025 is \$124.67. Over the Projection Period, the Terminal Rental Rate is expected to increase to \$199.44 per square foot in 2030.

Exhibit E also presents the projected Terminal Rental Revenues over the Projection Period. Total Terminal Rental Revenue is projected to increase from approximately \$45.3 million in 2025 to approximately \$72.6 million in 2030. This represents a CAGR of approximately 9.9% as the Terminal Rental Revenues includes future debt service associated with the Authority's CIP, including debt related to the future baggage handling system project.

### 4.13.2 Apron Area Rentals

Exhibit F presents Apron Area Rental Revenue for actual 2024 through projected 2030. Per the rate-setting methodology, the Authority recovers Apron Area Rental Revenue from the Signatory Airlines based on a cost center residual methodology. The Apron Area Rental Rate per square foot projected for 2025 is \$2.33. Over the Projection Period, the Apron Area Rental Rate is expected to increase to \$2.59 per square foot in 2030.

Exhibit F also presents the projected Apron Area Rental Revenue over the Projection Period. Total Apron Area Rental Revenue is projected to increase from approximately \$2.2 million projected for 2025 to approximately \$2.4 million in 2030.

### 4.13.3 Landing Fees

Exhibit G presents Landing Fee Revenue for actual 2024 through projected 2030. Per the cost center residual rate-setting methodology, the Authority fully recovers the net cost of the Airfield Area from the airlines.

As presented in Exhibit G, the Signatory Airline Landing Fee Rate per 1,000-pound unit of landed weight is projected at \$4.34 for 2025. Throughout the Projection Period, the Signatory Airline Landing Fee rate is projected to increase to \$5.45 by 2030.

Total Landing Fee Revenue is projected to increase from approximately \$45.2 million in 2025 to approximately \$58.3 million in 2030. This represents a CAGR of approximately 5.2% as the Landing Fees include future debt service associated with the Authority's CIP.

#### 4.13.4 Revenue Sharing

Exhibit H presents the calculation of Revenue Sharing for 2024 and the Projection Period. The share of Revenue Sharing credited to the Landing Fee and Terminal Rental Rate is 15% and 85%, respectively. Projected amounts available for Revenue Sharing for 2025 are approximately \$19.4 million. Amounts available for Revenue Sharing are projected to decrease over the Projection Period to approximately \$7.0 million in 2030, prior to amounts distributed to Authority through the additional revenue share split as described in Section 4.4.2 above and shown on Exhibit J. Amounts projected for 2028 decrease to a low of 2.9 million before increasing again in 2029. These deductions in Revenue Sharing are primarily driven by increases in debt service over the Projection Period associated with the CIP.

#### 4.13.5 Airline Cost per Enplaned Passenger

A general test of reasonableness for airline costs at an airport is the average airline cost per enplaned passenger, or CPE. **Exhibit I** presents the projection of CPE for the Signatory Airlines at the Airport through 2030. As shown, the Signatory Airline CPE includes terminal rents, apron area rents, passenger airline landing fees, and other ancillary charges. Signatory Airline CPE for 2025 is projected at \$14.83. Over the Projection Period, Signatory Airline CPE is projected to increase to \$20.41 in 2030. The projected Signatory Airline CPE throughout the Projection Period, while on the upper range for Medium Hubs, remains within competitive levels as compared to other airports similarly situated to the Airport.

### 4.14 Application of Revenue and Debt Service Coverage

Exhibit J following the Report presents the projection for application of Revenue for the Authority. As shown, the Authority is forecast to satisfy its obligations pursuant to the Authority Bond Ordinance in each year of the Projection Period. Pursuant to the Airline Agreement, the Authority is scheduled to deposit \$28 million into the Capital Improvement Fund in 2025 and 2026. This amount is projected to increase over the remainder of the Projection Period to approximately \$29.7 million based on the CPI adjustment described in Section 4.4.2 related to the Airline Agreement.

**Exhibit K** presents the debt service coverage ratio for each year of the Projection Period calculated pursuant to the Authority Bond Ordinance. As presented, Net Revenues are projected to increase from \$107.0 million in 2025 to \$141.8 million in 2030. This increase in Net Revenues is primarily driven by the increased revenue requirements included in airline rates and charges because of the future debt service associated with the CIP. Total amounts available for debt service (e.g., Net Revenues plus amounts available in the Coverage Fund and the Prepaid Airline Fund) are projected to range from approximately \$130.5 million in 2025 to approximately \$169.0 million in 2030. Debt service coverage ratios are projected to range from 1.73x in 2025 to 1.58x by the end of the Projection Period in 2030. As presented on Exhibit K, the Authority is projected to satisfy the Rate Covenant requirement in each year of the projection and to meet the test for the issuance of the 2025A Authority Bonds.

**Exhibit A****CAPITAL IMPROVEMENT PROGRAM (dollars in thousands) <sup>1</sup>****INDIANAPOLIS AIRPORT AUTHORITY**

|                                            |         | 2025-2029<br>Project Cost | 2025      | 2026      | 2027      | 2028      | 2029     |
|--------------------------------------------|---------|---------------------------|-----------|-----------|-----------|-----------|----------|
| <u>Airport Projects:</u>                   |         |                           |           |           |           |           |          |
| Airfield                                   |         | \$230,919                 | \$53,041  | \$49,621  | \$49,574  | \$44,972  | \$33,711 |
| Terminal                                   |         | 250,572                   | 63,805    | 91,822    | 60,592    | 19,358    | 14,995   |
| Parking                                    |         | 45,816                    | 17,564    | 4,218     | 6,620     | 5,584     | 11,830   |
| Safety & Security                          |         | 187,159                   | 11,774    | 41,170    | 75,501    | 51,491    | 7,223    |
| Environmental                              |         | 22,044                    | 6,517     | 4,246     | 3,405     | 2,284     | 5,592    |
| Roads & Lots                               |         | 29,025                    | 11,187    | 10,376    | 1,758     | 1,825     | 3,879    |
| Information Technology                     |         | 10,253                    | 5,516     | 1,785     | 770       | 407       | 1,775    |
| Parking Shuttle Bus                        |         | 11,992                    | 4,000     | 1,890     | 1,980     | 2,034     | 2,088    |
| Vehicle & Equipment                        |         | 7,428                     | 3,577     | 730       | 1,370     | 1,351     | 400      |
| Revenue Development                        |         | 205,058                   | 51,787    | 86,710    | 65,350    | 1,211     | 0        |
| Properties                                 |         | 50,220                    | 29,101    | 5,003     | 5,385     | 5,876     | 4,855    |
| Central Energy Plant                       |         | 26,730                    | 8,971     | 8,081     | 1,186     | 2,897     | 5,595    |
| Indianapolis Maintenance Center            |         | 2,344                     | 369       | 231       | 1,497     | 247       | 0        |
| Total Airport Projects                     | [A]     | \$1,079,560               | \$267,209 | \$305,883 | \$274,988 | \$139,537 | \$91,943 |
| Reliever Airports Projects                 | [B]     | \$74,053                  | 25,541    | 24,498    | 20,005    | 2,949     | 1,060    |
| Total Authority Projects                   | [C=A+B] | \$1,153,613               | \$292,750 | \$330,381 | \$294,993 | \$142,486 | \$93,003 |
| <u>Sources of Funds:</u>                   |         |                           |           |           |           |           |          |
| Federal Grants <sup>2</sup>                |         | \$334,149                 | 85,222    | 101,274   | 84,467    | 39,459    | 23,727   |
| Future Airport Revenue Debt <sup>3</sup>   |         | 447,996                   | 66,972    | 130,996   | 143,281   | 69,361    | 37,386   |
| Existing Airport Revenue Debt <sup>3</sup> |         | 40,384                    | 26,378    | 13,737    | 269       | 0         | 0        |
| CFC Revenues (pay-as-you-go)               |         | 6,261                     | 6,261     | 0         | 0         | 0         | 0        |
| Authority Funds <sup>4</sup>               |         | 324,824                   | 107,917   | 84,374    | 66,977    | 33,666    | 31,890   |
| Total Sources of Funds                     |         | \$1,153,613               | \$292,750 | \$330,381 | \$294,993 | \$142,486 | \$93,003 |

Note: Amounts may not add due to rounding.

<sup>1</sup> Includes project costs for the period of 2025 through 2029.

<sup>2</sup> Includes FAA Airport Improvement Program grants and other federal economic development grants.

<sup>3</sup> Includes airport revenue bonds and other debt obligations, including debt payable with CFC revenues.

<sup>4</sup> Includes available Authority cash, proceeds available from land and property sales, and direct reimbursements.

Source: Authority records, April 2025

Compiled by Landrum & Brown, Inc.

## Exhibit B

## DEBT SERVICE REQUIREMENTS

## INDIANAPOLIS AIRPORT AUTHORITY

(Fiscal Years Ending December 31)

|                                                          | Actual<br>2024       | Projected<br>2025     | Projected<br>2026     | Projected<br>2027     | Projected<br>2028     | Projected<br>2029     | Projected<br>2030     |
|----------------------------------------------------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Debt Service Requirements on Revenue Bonds (a)</b>    |                      |                       |                       |                       |                       |                       |                       |
| Series 2015 Bonds                                        | \$ 24,071,500        | \$ 24,097,000         | \$ 24,175,000         | \$ 24,405,000         | \$ 20,964,000         | \$ 20,994,000         | \$ 21,041,000         |
| Series 2016 A-1 & A-2 Bonds                              | 5,668,593            | 5,719,000             | 5,718,000             | 4,394,000             | 4,397,000             | 4,394,000             | 4,396,000             |
| Series 2019A Program Bonds                               | 1,381,860            | 1,380,000             | 1,378,000             | 1,380,000             | 1,381,000             | 1,378,000             | 1,378,000             |
| Series 2019B Bonds                                       | 24,937,250           | 25,116,000            | 25,326,000            | 25,500,000            | 25,706,000            | 33,000                | 33,000                |
| Series 2019 C-1 Bonds                                    | 2,247,450            | 2,247,000             | 2,247,000             | 2,247,000             | 2,247,000             | 2,247,000             | 2,247,000             |
| Series 2019 C-2 Bonds                                    | 1,424,000            | 1,426,000             | 1,422,000             | 1,420,000             | 1,422,000             | 1,426,000             | 1,428,000             |
| Series 2019D Bonds                                       | 3,502,735            | 3,601,000             | 3,601,000             | 3,601,000             | 681,000               | 681,000               | 681,000               |
| Series 2022A Bonds                                       | 2,555,820            | 2,558,000             | 2,575,000             | 2,551,000             | 2,548,000             | 17,343,000            | 17,531,000            |
| Series 2022B Bonds                                       | 12,037,393           | 11,997,000            | 12,759,000            | 14,133,000            | 14,137,000            | 14,140,000            | 14,135,000            |
| Series 2023A Bonds                                       | 3,970,859            | 3,971,000             | 3,990,000             | 3,959,000             | 3,957,000             | 13,835,000            | 13,865,000            |
| Series 2023B Bonds                                       | 13,447,993           | 19,591,000            | 19,665,000            | 19,659,000            | 22,803,000            | 22,814,000            | 22,802,000            |
| Proposed Series 2025 A-1 Bonds                           | -                    | -                     | -                     | -                     | 4,110,000             | 8,220,000             | 8,680,000             |
| Proposed Series 2025 A-2 & A-3 Bonds                     | -                    | -                     | 3,459,000             | 3,454,000             | 3,455,000             | 3,452,000             | 3,456,000             |
| Planned Future Bonds                                     | -                    | -                     | -                     | 7,526,000             | 16,931,000            | 24,866,000            | 26,639,000            |
| <b>Debt Service Requirements on Subordinate Debt (b)</b> |                      |                       |                       |                       |                       |                       |                       |
| Debt Program Expenses                                    | \$ 520,108           | \$ 613,000            | 700,000               | 700,000               | 700,000               | 700,000               | 700,000               |
| <b>Total Debt Service Requirements</b>                   | <b>\$ 95,765,561</b> | <b>\$ 102,316,000</b> | <b>\$ 107,015,000</b> | <b>\$ 114,929,000</b> | <b>\$ 125,439,000</b> | <b>\$ 136,523,000</b> | <b>\$ 139,012,000</b> |
| <b>Less: Dedicated Revenue (c)</b>                       |                      |                       |                       |                       |                       |                       |                       |
| Passenger Facility Charges                               | \$ 19,000,000        | \$ 18,954,000         | 19,346,000            | 19,746,000            | 21,657,000            | 22,041,000            | 22,424,000            |
| Customer Facility Charges                                | 6,546,000            | 6,545,000             | 8,000,000             | 8,000,000             | 8,000,000             | 8,000,000             | 8,000,000             |
| <b>Total Net Debt Service Requirements</b>               | <b>\$ 70,219,561</b> | <b>\$ 76,817,000</b>  | <b>\$ 79,669,000</b>  | <b>\$ 87,183,000</b>  | <b>\$ 95,782,000</b>  | <b>\$ 106,482,000</b> | <b>\$ 108,588,000</b> |
| <b>Summary by Airport System Cost Center (e)</b>         |                      |                       |                       |                       |                       |                       |                       |
| Apron Area                                               | \$ 542,047           | \$ 541,000            | \$ 548,000            | \$ 542,000            | \$ 550,000            | \$ 547,000            | \$ 547,000            |
| Airfield Area                                            | 17,299,301           | 21,697,000            | 22,216,000            | 23,967,000            | 21,624,000            | 23,264,000            | 24,796,000            |
| Terminal                                                 | 38,147,925           | 39,500,000            | 40,732,000            | 46,919,000            | 53,975,000            | 59,196,000            | 59,243,000            |
| Parking Area                                             | 7,029,946            | 7,834,000             | 8,879,000             | 8,673,000             | 8,397,000             | 8,306,000             | 8,333,000             |
| Rented Buildings and Other Areas                         | 6,868,626            | 6,912,000             | 6,958,000             | 6,748,000             | 10,909,000            | 14,850,000            | 15,348,000            |
| Reliever Airports                                        | 331,716              | 333,000               | 336,000               | 334,000               | 327,000               | 319,000               | 321,000               |
| <b>Total Net Debt Service Requirements</b>               | <b>\$ 70,219,561</b> | <b>\$ 76,817,000</b>  | <b>\$ 79,669,000</b>  | <b>\$ 87,183,000</b>  | <b>\$ 95,782,000</b>  | <b>\$ 106,482,000</b> | <b>\$ 108,588,000</b> |

(a) Debt Service Requirements are net of capitalized interest and include estimated rebate liabilities.

(b) Represents principal and interest payments on Subordinate Securities and other debt-related fees.

(c) Represents PFC and CFC revenues that the Authority intends to use to pay debt service.

(d) Per the Bond Ordinance, federal relief grants are treated as gross revenues for purposes of the coverage calculation.

(e) Debt Service Requirements are allocated to cost centers on the basis of capital projects financed with each borrowing.

Source: Authority records (existing debt service), Frasca &amp; Associates, LLC (Proposed Series 2025 bonds and Planned Bonds), April 2025

Compiled by Landrum &amp; Brown, Inc.

Exhibit C

**OPERATION AND MAINTENANCE (O&M) EXPENSES**  
(Fiscal Years Ending December 31)

**INDIANAPOLIS AIRPORT AUTHORITY**

|                                                             | Actual                | Projected             | Projected             | Projected             | Projected             | Projected             | Projected             |
|-------------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                             | 2024                  | 2025                  | 2026                  | 2027                  | 2028                  | 2029                  | 2030                  |
| <b>Direct</b>                                               |                       |                       |                       |                       |                       |                       |                       |
| Personal services                                           | \$ 21,956,798         | \$ 24,723,000         | \$ 25,975,000         | \$ 27,292,000         | \$ 28,677,000         | \$ 30,134,000         | \$ 31,665,000         |
| Contractual services                                        | 22,712,513            | 23,099,000            | 22,456,000            | 22,902,000            | 23,468,000            | 23,694,000            | 24,101,000            |
| Utilities                                                   | 9,566,856             | 10,362,000            | 10,748,000            | 11,069,000            | 11,405,000            | 11,738,000            | 12,080,000            |
| Supplies                                                    | 4,728,653             | 5,052,000             | 5,153,000             | 5,256,000             | 5,361,000             | 5,468,000             | 5,577,000             |
| Materials                                                   | 3,400,436             | 3,242,000             | 3,308,000             | 3,376,000             | 3,445,000             | 3,516,000             | 3,588,000             |
| General                                                     | 1,592,350             | 1,746,000             | 1,814,000             | 1,885,000             | 1,958,000             | 2,035,000             | 2,114,000             |
|                                                             | \$ 63,957,606         | \$ 68,224,000         | \$ 69,454,000         | \$ 71,780,000         | \$ 74,314,000         | \$ 76,585,000         | \$ 79,125,000         |
| <b>Indirect</b>                                             |                       |                       |                       |                       |                       |                       |                       |
| Public safety                                               | \$ 16,854,007         | \$ 20,191,000         | \$ 21,590,000         | \$ 22,592,000         | \$ 23,674,000         | \$ 24,749,000         | \$ 25,909,000         |
| Administration                                              | 26,539,558            | 32,602,000            | 33,070,000            | 34,219,000            | 35,721,000            | 37,341,000            | 38,723,000            |
| Security                                                    | 1,813,481             | 1,822,000             | 1,911,000             | 2,005,000             | 2,104,000             | 2,207,000             | 2,316,000             |
| Roadways                                                    | 345,479               | 368,000               | 371,000               | 374,000               | 377,000               | 380,000               | 383,000               |
|                                                             | \$ 45,552,525         | \$ 54,983,000         | \$ 56,942,000         | \$ 59,190,000         | \$ 61,876,000         | \$ 64,677,000         | \$ 67,331,000         |
| Subtotal--O&M Expenses                                      | \$ 109,510,131        | \$ 123,207,000        | \$ 126,396,000        | \$ 130,970,000        | \$ 136,190,000        | \$ 141,262,000        | \$ 146,456,000        |
| Equipment and capital outlays                               | 3,514,647             | 1,881,000             | 1,546,000             | 1,577,000             | 1,608,000             | 1,640,000             | 1,673,000             |
| Indianapolis Maintenance Center                             | 7,130,791             | 7,272,000             | 7,087,000             | 6,681,000             | 5,869,000             | 5,913,000             | 5,960,000             |
| Hotel                                                       | -                     | -                     | -                     | -                     | 17,886,000            | 21,167,000            | 22,817,000            |
| Environmental remediation                                   | 709,034               | 25,000                | 25,000                | 25,000                | 25,000                | 25,000                | 25,000                |
| <b>Total O&amp;M Expenses</b>                               | <b>\$ 120,864,603</b> | <b>\$ 132,385,000</b> | <b>\$ 135,054,000</b> | <b>\$ 139,253,000</b> | <b>\$ 161,578,000</b> | <b>\$ 170,007,000</b> | <b>\$ 176,931,000</b> |
| <b>Summary allocation by<br/>Airport System Cost Center</b> |                       |                       |                       |                       |                       |                       |                       |
| Apron Area                                                  | \$ 2,441,524          | \$ 3,041,000          | \$ 3,228,000          | \$ 3,367,000          | \$ 3,517,000          | \$ 3,668,000          | \$ 3,827,000          |
| Airfield Area                                               | 29,313,259            | 32,438,000            | 33,744,000            | 35,042,000            | 36,511,000            | 37,965,000            | 39,418,000            |
| Terminal                                                    | 48,257,651            | 51,902,000            | 52,829,000            | 54,956,000            | 57,522,000            | 59,586,000            | 61,845,000            |
| Parking Area                                                | 22,827,888            | 24,998,000            | 25,839,000            | 26,765,000            | 27,828,000            | 28,898,000            | 29,927,000            |
| Rented Buildings and Other Areas                            | 13,782,204            | 16,423,000            | 15,812,000            | 15,405,000            | 32,347,000            | 35,903,000            | 37,799,000            |
| Reliever Airports                                           | 4,242,077             | 3,583,000             | 3,602,000             | 3,718,000             | 3,853,000             | 3,987,000             | 4,115,000             |
|                                                             | \$ 120,864,603        | \$ 132,385,000        | \$ 135,054,000        | \$ 139,253,000        | \$ 161,578,000        | \$ 170,007,000        | \$ 176,931,000        |

Source: Authority records, April 2025

Compiled by Landrum & Brown, Inc.

## Exhibit D

## NONAIRLINE REVENUES

## INDIANAPOLIS AIRPORT AUTHORITY

(Fiscal Years Ending December 31)

|                                         | Actual<br>2024        | Projected<br>2025     | Projected<br>2026     | Projected<br>2027     | Projected<br>2028     | Projected<br>2029     | Projected<br>2030     |
|-----------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Airfield Area</b>                    |                       |                       |                       |                       |                       |                       |                       |
| Aviation Fuel Sales                     | \$ 432,526            | \$ 419,000            | \$ 426,000            | \$ 433,000            | \$ 441,000            | \$ 449,000            | \$ 457,000            |
| Ground Handling                         | 2,716,218             | 2,930,000             | 2,979,000             | 3,031,000             | 3,083,000             | 3,136,000             | 3,189,000             |
| <b>Total Airfield Area Revenue</b>      | <b>\$ 3,148,744</b>   | <b>\$ 3,349,000</b>   | <b>\$ 3,405,000</b>   | <b>\$ 3,464,000</b>   | <b>\$ 3,524,000</b>   | <b>\$ 3,585,000</b>   | <b>\$ 3,646,000</b>   |
| <b>Terminal</b>                         |                       |                       |                       |                       |                       |                       |                       |
| Terminal building                       |                       |                       |                       |                       |                       |                       |                       |
| Space rentals--other                    | \$ 1,929,353          | \$ 1,859,000          | \$ 1,859,000          | \$ 1,859,000          | \$ 1,859,000          | \$ 1,859,000          | \$ 1,859,000          |
| Concessions                             |                       |                       |                       |                       |                       |                       |                       |
| Food & Beverage                         | \$ 8,261,709          | \$ 8,422,000          | \$ 8,564,000          | \$ 8,713,000          | \$ 8,863,000          | \$ 9,017,000          | \$ 9,170,000          |
| News & Gifts                            | 3,928,318             | 3,842,000             | 3,907,000             | 3,975,000             | 4,043,000             | 4,113,000             | 4,183,000             |
| Specialty Shops                         | -                     | -                     | -                     | -                     | -                     | -                     | -                     |
| Advertising                             | 1,730,495             | 1,205,000             | 1,225,000             | 1,247,000             | 1,268,000             | 1,290,000             | 1,312,000             |
| Other Concessions                       | 299,119               | 403,000               | 410,000               | 417,000               | 424,000               | 432,000               | 439,000               |
|                                         | <b>\$ 14,219,641</b>  | <b>\$ 13,872,000</b>  | <b>\$ 14,106,000</b>  | <b>\$ 14,352,000</b>  | <b>\$ 14,598,000</b>  | <b>\$ 14,852,000</b>  | <b>\$ 15,104,000</b>  |
| Other (Terminal Complex)                | -                     | -                     | -                     | -                     | -                     | -                     | -                     |
| <b>Total Terminal Revenue</b>           | <b>\$ 16,148,994</b>  | <b>\$ 15,731,000</b>  | <b>\$ 15,965,000</b>  | <b>\$ 16,211,000</b>  | <b>\$ 16,457,000</b>  | <b>\$ 16,711,000</b>  | <b>\$ 16,963,000</b>  |
| <b>Parking Area</b>                     | <b>74,537,966</b>     | <b>76,047,000</b>     | <b>77,330,000</b>     | <b>78,672,000</b>     | <b>80,028,000</b>     | <b>86,670,000</b>     | <b>88,146,000</b>     |
| <b>Fuel Convenience Center</b>          | <b>64,071</b>         | <b>59,000</b>         | <b>59,000</b>         | <b>59,000</b>         | <b>59,000</b>         | <b>59,000</b>         | <b>59,000</b>         |
| <b>Rental cars</b>                      | <b>13,492,588</b>     | <b>13,000,000</b>     | <b>13,219,000</b>     | <b>13,449,000</b>     | <b>13,681,000</b>     | <b>13,918,000</b>     | <b>14,155,000</b>     |
| <b>Rented Buildings and Other Areas</b> |                       |                       |                       |                       |                       |                       |                       |
| Building, hangar, and ground leases     | 18,279,181            | 19,220,000            | 19,246,000            | 17,966,000            | 16,377,000            | 15,122,000            | 15,269,000            |
| Farm income                             | 153,506               | 150,000               | 150,000               | 150,000               | 150,000               | 150,000               | 150,000               |
| Fuel Farm                               | 2,953,054             | 2,953,000             | 2,953,000             | 2,953,000             | 2,953,000             | 1,424,000             | 1,424,000             |
| Other                                   | 1,001,770             | 936,000               | 936,000               | 936,000               | 936,000               | 936,000               | 936,000               |
| Solar Farm Revenue                      | 525,000               | 525,000               | 525,000               | 525,000               | 525,000               | 525,000               | 525,000               |
|                                         | <b>\$ 22,912,511</b>  | <b>\$ 23,784,000</b>  | <b>\$ 23,810,000</b>  | <b>\$ 22,530,000</b>  | <b>\$ 20,941,000</b>  | <b>\$ 18,157,000</b>  | <b>\$ 18,304,000</b>  |
| <b>Reliever Airports</b>                | <b>3,573,701</b>      | <b>3,260,000</b>      | <b>3,133,000</b>      | <b>3,164,000</b>      | <b>3,196,000</b>      | <b>3,228,000</b>      | <b>3,260,000</b>      |
| <b>IMC Gross Revenue</b>                | <b>5,120,083</b>      | <b>6,957,000</b>      | <b>7,087,000</b>      | <b>2,668,000</b>      | <b>1,786,000</b>      | <b>1,786,000</b>      | <b>1,786,000</b>      |
| <b>Hotel Revenue</b>                    | <b>-</b>              | <b>-</b>              | <b>-</b>              | <b>-</b>              | <b>23,631,000</b>     | <b>31,298,000</b>     | <b>34,676,000</b>     |
| <b>Total Nonairline Revenue</b>         | <b>\$ 138,998,658</b> | <b>\$ 142,187,000</b> | <b>\$ 144,008,000</b> | <b>\$ 140,217,000</b> | <b>\$ 163,303,000</b> | <b>\$ 175,412,000</b> | <b>\$ 180,995,000</b> |

Source: Authority records, April 2025

Compiled by Landrum &amp; Brown, Inc.

Exhibit E

**CALCULATION OF TERMINAL RENTAL RATES**

**INDIANAPOLIS AIRPORT AUTHORITY**

(Fiscal Years Ending December 31)

|                                                            |             | Actual<br>2024       | Projected<br>2025    | Projected<br>2026    | Projected<br>2027    | Projected<br>2028    | Projected<br>2029    | Projected<br>2030    |
|------------------------------------------------------------|-------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>Terminal Costs</b>                                      |             |                      |                      |                      |                      |                      |                      |                      |
| O&M Expenses                                               |             | \$ 48,257,651        | \$ 51,902,000        | \$ 52,829,000        | \$ 54,956,000        | \$ 57,522,000        | \$ 59,586,000        | \$ 61,845,000        |
| O&M Reserve Fund Requirement (a)                           |             | 379,066              | 607,000              | 155,000              | 355,000              | 428,000              | 344,000              | 377,000              |
| Renewal and Replacement Fund Requirement (b)               |             | 45,638               | 142,000              | 43,000               | 92,000               | 220,000              | 134,000              | 63,000               |
| Net Debt Service Requirements                              |             | 38,147,925           | 39,500,000           | 40,732,000           | 46,919,000           | 53,975,000           | 59,196,000           | 59,243,000           |
| Debt Service Coverage Requirement (c)                      |             | -                    | -                    | 95,000               | 740,000              | 922,000              | 222,000              | -                    |
| Amortization                                               |             | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Total Terminal Requirement                                 | [A]         | \$ 86,830,280        | \$ 92,151,000        | \$ 93,854,000        | \$ 103,062,000       | \$ 113,067,000       | \$ 119,482,000       | \$ 121,528,000       |
| Federal reimbursements                                     | [B]         | 217,404              | 551,000              | -                    | -                    | -                    | -                    | -                    |
| Terminal credit (deficit) from prior year end settlement   | [C]         | 7,032,776            | 4,823,000            | 1,440,000            | -                    | -                    | -                    | -                    |
| Federal relief grants                                      | [D]         | 2,281,073            | -                    | -                    | -                    | -                    | -                    | -                    |
| Terminal Revenue Requirement                               | [E=A-B-C-D] | \$ 77,299,027        | \$ 86,777,000        | \$ 92,414,000        | \$ 103,062,000       | \$ 113,067,000       | \$ 119,482,000       | \$ 121,528,000       |
| Rentable Space (square feet) (d)                           | [F]         | 578,879              | 578,879              | 578,879              | 578,879              | 578,879              | 578,879              | 578,879              |
| Average rate per square foot                               | [G=E/F]     | \$133.53             | \$149.91             | \$159.64             | \$178.04             | \$195.32             | \$206.40             | \$209.94             |
| Airline Rented Space (square feet)                         | [H]         | 367,006              | 367,006              | 367,006              | 367,006              | 367,006              | 367,006              | 367,006              |
| Terminal Rental Revenue Required (before Revenue Sharing)  | [I=G*H]     | \$ 49,007,146        | \$ 55,016,000        | \$ 58,590,000        | \$ 65,341,000        | \$ 71,684,000        | \$ 75,751,000        | \$ 77,048,000        |
| Amount Available for Revenue Sharing for Terminal (e)      | [J]         | 13,794,284           | 10,702,000           | 10,163,000           | 4,794,000            | 1,615,000            | 3,604,000            | 3,853,000            |
| Adjusted Terminal Rental Revenue Requirement               | [K=I-J]     | \$ 35,212,862        | \$ 44,314,000        | \$ 48,427,000        | \$ 60,547,000        | \$ 70,069,000        | \$ 72,147,000        | \$ 73,195,000        |
| <b>Terminal Rental Rate</b>                                | [L=K/H]     | <b>\$95.95</b>       | <b>\$124.67</b>      | <b>\$131.95</b>      | <b>\$164.98</b>      | <b>\$190.92</b>      | <b>\$196.58</b>      | <b>\$199.44</b>      |
| <b>Terminal Rental Revenue</b>                             | [M=L*H]     | <b>\$ 35,212,862</b> | <b>\$ 44,314,000</b> | <b>\$ 48,427,000</b> | <b>\$ 60,547,000</b> | <b>\$ 70,069,000</b> | <b>\$ 72,147,000</b> | <b>\$ 73,195,000</b> |
| Less: Nonsignatory joint use fees                          | [N]         | (328,615)            | (405,000)            | (432,000)            | (475,000)            | (526,000)            | (560,000)            | (571,000)            |
| Signatory Terminal Rental Revenue                          | [O=M+N]     | \$ 34,884,247        | \$ 43,909,000        | \$ 47,995,000        | \$ 60,072,000        | \$ 69,543,000        | \$ 71,587,000        | \$ 72,624,000        |
| Actual or reforecast Signatory Terminal Area Rent received | [P]         | \$ 39,707,195        | \$ 45,349,000        | \$ 47,995,000        | \$ 60,072,000        | \$ 69,543,000        | \$ 71,587,000        | \$ 72,624,000        |

(a) Required supplemental deposit (credit) to maintain fund at 1/6 of the annual budgeted O&M Expenses allocable to the Terminal.

(b) Required supplemental deposit (credit) to Renewal and Replacement Fund allocable to the Terminal.

(c) Represents the incremental deposit (credit) to the Coverage Fund to meet the Debt Service Coverage Requirement of 25% of the annual Debt Service Requirements for all Revenue Bonds allocable to the Terminal.

(d) Includes all rentable space in the Terminal, including security checkpoints.

(e) Represents amounts available for revenue sharing with the airlines after the financial obligations of the Authority have been met, and applied as a credit to Terminal Rental Revenue.

Source: Authority records, April 2025

Compiled by Landrum & Brown, Inc.



Exhibit F

CALCULATION OF APRON AREA RENTAL RATES

INDIANAPOLIS AIRPORT AUTHORITY

(Fiscal Years Ending December 31)

|                                                       |                | Actual<br>2024      | Projected<br>2025   | Projected<br>2026   | Projected<br>2027   | Projected<br>2028   | Projected<br>2029   | Projected<br>2030   |
|-------------------------------------------------------|----------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Apron Area Costs</b>                               |                |                     |                     |                     |                     |                     |                     |                     |
| O&M Expenses                                          |                | \$ 2,441,524        | \$ 3,041,000        | \$ 3,228,000        | \$ 3,367,000        | \$ 3,517,000        | \$ 3,668,000        | \$ 3,827,000        |
| O&M Reserve Fund Requirement (a)                      |                | 25,466              | 100,000             | 31,000              | 23,000              | 25,000              | 25,000              | 27,000              |
| Renewal and Replacement Fund Requirement (b)          |                | 2,309               | 8,000               | 3,000               | 6,000               | 13,000              | 8,000               | 4,000               |
| Amortization                                          |                | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Net Debt Service Requirements                         |                | 542,047             | 541,000             | 548,000             | 542,000             | 550,000             | 547,000             | 547,000             |
| Debt Service Coverage Requirement (c)                 |                | -                   | -                   | -                   | -                   | -                   | -                   | -                   |
| Apron Area Expense                                    | [A]            | \$ 3,011,346        | \$ 3,690,000        | \$ 3,810,000        | \$ 3,938,000        | \$ 4,105,000        | \$ 4,248,000        | \$ 4,405,000        |
| Apron Gate Use Fees (d)                               | [B]            | 417,026             | 411,000             | 400,000             | 411,000             | 426,000             | 435,000             | 448,000             |
| RON Parking Fees (d)                                  | [C]            | 673,902             | 1,308,000           | 1,348,000           | 1,387,000           | 1,436,000           | 1,467,000           | 1,513,000           |
| Apron Credit (deficit) from prior year end settlement | [D]            | 126,551             | (247,000)           | -                   | -                   | -                   | -                   | -                   |
| Apron Area Revenue Requirement                        | [F=A-B-C-D-E]  | \$ 1,793,867        | \$ 2,218,000        | \$ 2,062,000        | \$ 2,140,000        | \$ 2,243,000        | \$ 2,346,000        | \$ 2,444,000        |
| Apron Area rented by airlines (square feet)           | [G]            | 942,958             | 942,958             | 942,958             | 942,958             | 942,958             | 942,958             | 942,958             |
| <b>Apron Area Rental Rate per square foot</b>         | <b>[H=F/G]</b> | <b>\$1.90</b>       | <b>\$2.33</b>       | <b>\$2.19</b>       | <b>\$2.27</b>       | <b>\$2.38</b>       | <b>\$2.49</b>       | <b>\$2.59</b>       |
| <b>Apron Area Rental Revenue</b>                      | <b>[H*G]</b>   | <b>\$ 1,793,867</b> | <b>\$ 2,197,000</b> | <b>\$ 2,062,000</b> | <b>\$ 2,140,000</b> | <b>\$ 2,243,000</b> | <b>\$ 2,346,000</b> | <b>\$ 2,444,000</b> |
| <b>- Apron Area rent required</b>                     |                | <b>\$ 1,793,867</b> | <b>\$ 2,197,000</b> | <b>\$ 2,062,000</b> | <b>\$ 2,140,000</b> | <b>\$ 2,243,000</b> | <b>\$ 2,346,000</b> | <b>\$ 2,444,000</b> |
| = Actual or reforecast Apron Area Rent received       |                | 1,546,451           | 2,197,000           | -                   | -                   | -                   | -                   | -                   |

(a) Required supplemental deposit (credit) to maintain fund at 1/6 of the annual budgeted O&M Expenses allocable to the Apron Area.

(b) Required supplemental deposit (credit) to Renewal and Replacement Fund allocable to the Apron Area.

(c) Represents the incremental deposit (credit) to the Coverage Fund to meet the Debt Service Coverage Requirement of 25% of the annual Debt Service Requirements for all Revenue Bonds allocable to the Apron Area.

(d) Includes Signatory and nonsignatory apron gate use and RON fees.

Source: Authority records, April 2025

Compiled by Landrum & Brown, Inc.

**Exhibit G**
**CALCULATION OF LANDING FEE RATES**
**INDIANAPOLIS AIRPORT AUTHORITY**

(Fiscal Years Ending December 31)

|                                                          |                | Actual               | Projected            | Projected            | Projected            | Projected            | Projected            | Projected            |
|----------------------------------------------------------|----------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|                                                          |                | 2024                 | 2025                 | 2026                 | 2027                 | 2028                 | 2029                 | 2030                 |
| <b>Airfield Area Costs</b>                               |                |                      |                      |                      |                      |                      |                      |                      |
| O&M Expenses                                             |                | \$ 29,313,259        | \$ 32,438,000        | \$ 33,744,000        | \$ 35,042,000        | \$ 36,511,000        | \$ 37,965,000        | \$ 39,418,000        |
| O&M Reserve Fund Requirement (a)                         |                | 306,016              | 521,000              | 218,000              | 216,000              | 245,000              | 242,000              | 242,000              |
| Renewal and Replacement Fund Requirement (b)             |                | 27,722               | 89,000               | 28,000               | 59,000               | 140,000              | 85,000               | 40,000               |
| Amortization                                             |                | -                    | -                    | -                    | -                    | -                    | -                    | -                    |
| Net Debt Service Requirements                            |                | 17,299,301           | 21,697,000           | 22,216,000           | 23,967,000           | 21,624,000           | 23,264,000           | 24,796,000           |
| Debt Service Coverage Requirement (c)                    |                | -                    | -                    | 191,000              | 960,000              | 1,194,000            | 207,000              | -                    |
| Total Airfield Area Requirement                          | [A]            | \$ 46,946,298        | \$ 54,745,000        | \$ 56,397,000        | \$ 60,244,000        | \$ 59,714,000        | \$ 61,763,000        | \$ 64,496,000        |
| Nonairline Airfield Area Revenue (d)                     | [B]            | 3,148,744            | 3,349,000            | 3,405,000            | 3,464,000            | 3,524,000            | 3,585,000            | 3,646,000            |
| Airfield Credit (deficit) from prior year end settlement | [C]            | (3,083,723)          | 1,652,000            | 1,737,000            | -                    | -                    | -                    | -                    |
| Nonsignatory Landing Fee Revenue                         | [D]            | 1,077,176            | 1,198,000            | 1,287,000            | 1,360,000            | 1,347,000            | 1,416,000            | 1,472,000            |
| Federal relief grants                                    | [E]            | 2,781,073            | -                    | -                    | -                    | -                    | -                    | -                    |
| Airfield Revenue Requirement                             | [F=A-B-C-D-E]  | \$ 43,023,028        | \$ 48,546,000        | \$ 49,968,000        | \$ 55,420,000        | \$ 54,843,000        | \$ 56,762,000        | \$ 59,378,000        |
| Total Signatory Airline Landed Weight                    | [G]            | 10,174,844           | 10,013,000           | 10,113,000           | 10,256,000           | 10,401,000           | 10,547,000           | 10,696,000           |
| Landing Fee rate (per 1,000-pound unit)                  | [H=F/G]        | \$4.23               | \$4.85               | \$4.94               | \$5.40               | \$5.27               | \$5.38               | \$5.55               |
| Airfield Revenue Requirement                             | [F]            | \$ 43,023,028        | \$ 48,546,000        | \$ 49,968,000        | \$ 55,420,000        | \$ 54,843,000        | \$ 56,762,000        | \$ 59,378,000        |
| Revenue Sharing towards Airfield Area cost center (e)    | [I]            | 3,745,054            | 2,905,000            | 2,759,000            | 1,301,000            | 438,000              | 978,000              | 1,046,000            |
| Net Airfield Revenue Requirement                         | [J=F-I]        | \$ 39,277,974        | \$ 45,641,000        | \$ 47,209,000        | \$ 54,119,000        | \$ 54,405,000        | \$ 55,784,000        | \$ 58,332,000        |
| <b>Landing Fee Rate (per 1,000-pound unit)</b>           | <b>[K=J/G]</b> | <b>\$3.86</b>        | <b>\$4.34</b>        | <b>\$4.67</b>        | <b>\$5.28</b>        | <b>\$5.23</b>        | <b>\$5.29</b>        | <b>\$5.45</b>        |
| <b>Signatory Landing Fee Revenue</b>                     | <b>[L=G*K]</b> | <b>\$ 39,277,974</b> | <b>\$ 43,456,000</b> | <b>\$ 47,209,000</b> | <b>\$ 54,119,000</b> | <b>\$ 54,405,000</b> | <b>\$ 55,784,000</b> | <b>\$ 58,332,000</b> |
| Actual or reforecast Airfield Revenue received           |                | \$ 40,709,705        | \$ 45,193,000        | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| Nonsignatory Landing Fee Rate (f)                        |                | \$4.48               | \$5.99               | \$6.34               | \$6.60               | \$6.44               | \$6.68               | \$6.85               |

(a) Required supplemental deposit to maintain fund at 1/6 of the annual budgeted O&amp;M Expenses allocable to the Airfield Area.

(b) Required supplemental deposit (credit) to Renewal and Replacement Fund allocable to the Airfield Area.

(c) Represents the incremental deposit (credit) to the Coverage Fund to meet the Debt Service Coverage Requirement of 25% of the annual Debt Service Requirements for all Revenue Bonds allocable to the Airfield Area.

(d) Includes aviation fuel sales, ground handling, and other revenues generated in the Airfield Area.

(e) Represents amounts available for revenue sharing with the airlines after the financial obligations of the Authority have been met, and applied as a credit to the Airfield Revenue Requirement.

(f) Nonsignatory rates based on annual Authority Rate Ordinance.

Source: Authority records, April 2025

Compiled by Landrum &amp; Brown, Inc.

## Exhibit H

## REVENUE SHARING CALCULATION

(Fiscal Years Ending December 31)

## INDIANAPOLIS AIRPORT AUTHORITY

|                                                                            |                                     | Actual               | Projected            | Projected            | Projected            | Projected            | Projected            | Projected             |
|----------------------------------------------------------------------------|-------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|
|                                                                            |                                     | 2024                 | 2025                 | 2026                 | 2027                 | 2028                 | 2029                 | 2030                  |
| <b>Revenue not credited to the Signatory Airlines</b>                      |                                     |                      |                      |                      |                      |                      |                      |                       |
| Parking Area                                                               |                                     | \$ 74,537,966        | \$ 76,047,000        | \$ 77,330,000        | \$ 78,672,000        | \$ 80,028,000        | \$ 86,670,000        | \$ 88,146,000         |
| Fuel Convenience Center                                                    |                                     | 64,071               | 59,000               | 59,000               | 59,000               | 59,000               | 59,000               | 59,000                |
| Rental cars                                                                |                                     | 13,492,588           | 13,000,000           | 13,219,000           | 13,449,000           | 13,681,000           | 13,918,000           | 14,155,000            |
| Rented Buildings and Other Areas                                           |                                     | 22,912,511           | 23,784,000           | 23,810,000           | 22,530,000           | 20,941,000           | 18,157,000           | 18,304,000            |
| Reliever Airports                                                          |                                     | 3,573,701            | 3,260,000            | 3,133,000            | 3,164,000            | 3,196,000            | 3,228,000            | 3,260,000             |
| IMC Gross Revenue                                                          |                                     | 5,120,083            | 6,957,000            | 7,087,000            | 2,668,000            | 1,786,000            | 1,786,000            | 1,786,000             |
| Hotel Gross Revenue                                                        |                                     | -                    | -                    | -                    | -                    | 23,631,000           | 31,298,000           | 34,676,000            |
| Terminal Nonairline Revenue                                                |                                     | 16,148,994           | 15,731,000           | 15,965,000           | 16,211,000           | 16,457,000           | 16,711,000           | 16,963,000            |
| Federal Payments                                                           |                                     | (699,138)            | (600,000)            | (600,000)            | (600,000)            | (600,000)            | (600,000)            | (600,000)             |
| Common Use Gate Fees                                                       |                                     | 1,376,538            | 1,370,000            | 1,388,000            | 1,735,000            | 2,008,000            | 2,068,000            | 2,098,000             |
| Nonsignatory Terminal / Gate Use Rentals                                   |                                     | 63,749               | 420,000              | 422,000              | 465,000              | 515,000              | 552,000              | 560,000               |
| Total Revenue not credited to the Signatory Airlines                       | [A]                                 | \$ 136,591,063       | \$ 140,028,000       | \$ 141,813,000       | \$ 138,353,000       | \$ 161,702,000       | \$ 173,847,000       | \$ 179,407,000        |
| <b>O&amp;M Expenses from All Other Areas</b>                               |                                     |                      |                      |                      |                      |                      |                      |                       |
| Parking Area                                                               |                                     | \$ 22,827,888        | \$ 24,998,000        | \$ 25,839,000        | \$ 26,765,000        | \$ 27,828,000        | \$ 28,898,000        | \$ 29,927,000         |
| Rented Buildings and Other Areas                                           |                                     | 6,651,413            | 9,151,000            | 8,725,000            | 8,724,000            | 8,592,000            | 8,823,000            | 9,022,000             |
| Reliever Airports                                                          |                                     | 4,242,077            | 3,583,000            | 3,602,000            | 3,718,000            | 3,853,000            | 3,987,000            | 4,115,000             |
| IMC                                                                        |                                     | 7,130,791            | 7,272,000            | 7,087,000            | 6,681,000            | 5,869,000            | 5,913,000            | 5,960,000             |
| Hotel                                                                      |                                     | -                    | -                    | -                    | -                    | 17,886,000           | 21,167,000           | 22,817,000            |
| Total O&M Expenses from All Other Areas                                    | [B]                                 | \$ 40,852,169        | \$ 45,004,000        | \$ 45,253,000        | \$ 45,888,000        | \$ 64,028,000        | \$ 68,788,000        | \$ 71,841,000         |
| Net Revenues from All Other Areas                                          | [C=A-B]                             | \$ 95,738,894        | \$ 95,024,000        | \$ 96,560,000        | \$ 92,465,000        | \$ 97,674,000        | \$ 105,059,000       | \$ 107,566,000        |
| <b>All Other Areas Debt Service and Fund Balance Obligations</b>           |                                     |                      |                      |                      |                      |                      |                      |                       |
| Net Debt Service (a)                                                       |                                     | \$ 14,230,288        | \$ 15,079,000        | \$ 16,173,000        | \$ 15,755,000        | \$ 19,633,000        | \$ 23,475,000        | \$ 24,002,000         |
| Amortization                                                               |                                     | -                    | -                    | -                    | -                    | -                    | -                    | -                     |
| Operation and Maintenance Reserve Fund                                     |                                     | 211,061              | 692,000              | 41,000               | 106,000              | 3,023,000            | 794,000              | 508,000               |
| Renewal and Replacement Fund                                               |                                     | 38,635               | 123,000              | 37,000               | 77,000               | 246,000              | 155,000              | 74,000                |
| FF&E Reserve                                                               |                                     | -                    | -                    | -                    | -                    | 227,000              | 605,000              | 1,008,000             |
| Gross Terminal requirement deficit                                         |                                     | 28,291,881           | 31,761,000           | 33,824,000           | 37,721,000           | 41,383,000           | 43,731,000           | 44,480,000            |
| Deposit to Coverage Fund (b)                                               |                                     | -                    | -                    | 90,000               | 450,000              | 559,000              | 97,000               | -                     |
| Capital Improvement Fund:                                                  |                                     |                      |                      |                      |                      |                      |                      |                       |
| Deposit from Gross Revenues (c)                                            |                                     | 28,000,000           | 28,000,000           | 28,000,000           | 29,680,000           | 29,680,000           | 29,680,000           | 29,680,000            |
| Subordinate FF&E                                                           |                                     |                      |                      |                      |                      | -                    | -                    | 840,000               |
| <b>Total Debt Service and Fund Balance Obligations for All Other Areas</b> | <b>[D]</b>                          | <b>\$ 70,771,865</b> | <b>\$ 75,655,000</b> | <b>\$ 78,165,000</b> | <b>\$ 83,789,000</b> | <b>\$ 94,751,000</b> | <b>\$ 98,537,000</b> | <b>\$ 100,592,000</b> |
| <b>Amount Available for Revenue Sharing</b>                                | <b>[C]-[D]=[E]</b>                  | <b>\$ 24,967,029</b> | <b>\$ 19,369,000</b> | <b>\$ 18,395,000</b> | <b>\$ 8,676,000</b>  | <b>\$ 2,923,000</b>  | <b>\$ 6,522,000</b>  | <b>\$ 6,974,000</b>   |
| <b>Revenue Sharing to:</b>                                                 |                                     |                      |                      |                      |                      |                      |                      |                       |
| Airfield Cost Center (15%)                                                 | <b>[E*15%]</b>                      | \$ 3,745,054         | \$ 2,905,000         | \$ 2,759,000         | \$ 1,301,000         | \$ 438,000           | \$ 978,000           | \$ 1,046,000          |
| Terminal Cost Center (85%)                                                 | <b>[F=E*85%]</b>                    | 21,221,975           | 16,464,000           | 15,636,000           | 7,375,000            | 2,485,000            | 5,544,000            | 5,928,000             |
| IAA portion of Terminal Cost Center (35%)                                  | <b>MIN [F*35%] or Airline Amort</b> | 7,427,691            | 5,762,000            | 5,473,000            | 2,581,000            | 870,000              | 1,940,000            | 2,075,000             |
| Airline portion of Terminal Cost Center (65%)                              | <b>[F*65%]</b>                      | 13,794,284           | 10,702,000           | 10,163,000           | 4,794,000            | 1,615,000            | 3,604,000            | 3,853,000             |

(a) Net Debt Service from All Other Areas, including other debt-related fees.

(b) Represents the incremental deposit (credit) to the Coverage Fund to meet the Debt Service Coverage Requirement of 25% of the annual Debt Service Requirements for all Revenue Bonds allocable to All Other Areas.

(c) Assumes the Authority exercises the one year extension on the Airline Use and Lease Agreement (AULA) in 2027, increasing the minimum annual deposit to the Capital Improvement Fund based on the Consumer Price Index for All Urban Consumers from January 2024 through December 2025 as indicated in section 4.01 of the AULA.

Source: Authority records, April 2025

Compiled by Landrum &amp; Brown, Inc.

Exhibit I

SIGNATORY AIRLINE COST PER ENPLANED PASSENGER  
(Fiscal Years Ending December 31)

INDIANAPOLIS AIRPORT AUTHORITY

|                                                |       | Actual        | Projected     | Projected     | Projected     | Projected      | Projected      | Projected      |
|------------------------------------------------|-------|---------------|---------------|---------------|---------------|----------------|----------------|----------------|
|                                                |       | 2024          | 2025          | 2026          | 2027          | 2028           | 2029           | 2030           |
| Signatory Passenger Airline Revenue            |       |               |               |               |               |                |                |                |
| Signatory Airline Terminal Rents               |       | \$ 39,707,195 | \$ 45,350,000 | \$ 47,995,000 | \$ 60,072,000 | \$ 69,543,000  | \$ 71,587,000  | \$ 72,625,000  |
| Apron Area rents                               |       | 1,546,451     | 2,197,000     | 2,062,000     | 2,140,000     | 2,243,000      | 2,346,000      | 2,444,000      |
| Gate use and RON fees                          |       | 2,467,466     | 3,110,000     | 3,136,000     | 3,533,000     | 3,870,000      | 3,970,000      | 4,059,000      |
| Landing fees from Signatory Passenger Airlines |       | 23,170,251    | 25,121,000    | 27,500,000    | 31,619,000    | 31,876,000     | 32,776,000     | 34,369,000     |
| Signatory Passenger Airline Revenue            | [A]   | \$ 66,891,363 | \$ 75,778,000 | \$ 80,693,000 | \$ 97,364,000 | \$ 107,532,000 | \$ 110,679,000 | \$ 113,497,000 |
| Signatory Airline Enplaned Passengers          | [B]   | 5,203,011     | 5,109,000     | 5,195,000     | 5,285,000     | 5,376,000      | 5,469,000      | 5,562,000      |
| Signatory Airline Cost Per Enplaned Passenger  | [A/B] | \$ 12.86      | \$ 14.83      | \$ 15.53      | \$ 18.42      | \$ 20.00       | \$ 20.24       | \$ 20.41       |

Source: Authority records, April 2025  
Compiled by Landrum & Brown, Inc.

**Exhibit J**
**APPLICATION OF GROSS REVENUES**

(Fiscal Years Ending December 31)

**INDIANAPOLIS AIRPORT AUTHORITY**

|                                                         |             | Actual                | Projected             | Projected             | Projected             | Projected             | Projected             | Projected             |
|---------------------------------------------------------|-------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                         |             | 2024                  | 2025                  | 2026                  | 2027                  | 2028                  | 2029                  | 2030                  |
| <b>Gross Revenues</b>                                   |             |                       |                       |                       |                       |                       |                       |                       |
| Airline revenue (a)                                     |             |                       |                       |                       |                       |                       |                       |                       |
| Signatory Airline Terminal rents (a)                    |             | \$ 49,007,146         | \$ 55,016,000         | \$ 58,590,000         | \$ 65,341,000         | \$ 71,684,000         | \$ 75,751,000         | \$ 77,048,000         |
| Apron Area rents (a)                                    |             | 1,793,867             | 2,197,000             | 2,062,000             | 2,140,000             | 2,243,000             | 2,346,000             | 2,444,000             |
| Gate use and RON fees (a)                               |             | 2,467,466             | 3,110,000             | 3,136,000             | 3,533,000             | 3,870,000             | 3,970,000             | 4,059,000             |
| Landing fees from signatory passenger airlines (a)      |             | 24,686,519            | 28,081,000            | 29,107,000            | 32,379,000            | 32,133,000            | 33,351,000            | 34,985,000            |
| Total Signatory Passenger Airline Revenues (b)          | [A]         | \$ 77,954,998         | \$ 88,404,000         | \$ 92,895,000         | \$ 103,393,000        | \$ 109,930,000        | \$ 115,418,000        | \$ 118,536,000        |
| Landing Fees from signatory cargo carriers (b)          |             | \$ 18,336,509         | \$ 20,465,000         | \$ 20,861,000         | \$ 23,041,000         | \$ 22,710,000         | \$ 23,411,000         | \$ 24,393,000         |
| Nonsignatory Landing Fees                               |             | 1,077,176             | 1,198,000             | 1,287,000             | 1,360,000             | 1,347,000             | 1,416,000             | 1,472,000             |
| Nonsignatory Terminal / Gate Use Rentals                |             | 63,749                | 420,000               | 422,000               | 465,000               | 515,000               | 552,000               | 560,000               |
| Total airline revenue (a)                               |             | \$ 97,432,432         | \$ 110,487,000        | \$ 115,465,000        | \$ 128,259,000        | \$ 134,502,000        | \$ 140,797,000        | \$ 144,961,000        |
| Nonairline revenues                                     |             | 138,998,658           | 142,187,000           | 144,008,000           | 140,217,000           | 163,303,000           | 175,412,000           | 180,995,000           |
| Federal Payments                                        |             | (699,138)             | (600,000)             | (600,000)             | (600,000)             | (600,000)             | (600,000)             | (600,000)             |
| Year End Settlement amounts in the Prepaid Airline Fund |             | 4,075,604             | 6,228,000             | 3,177,000             | -                     | -                     | -                     | -                     |
| Federal relief grants (c)                               |             | \$ 5,062,146          | \$ -                  | \$ -                  | \$ -                  | \$ -                  | \$ -                  | \$ -                  |
| <b>Total gross revenues (d)</b>                         | [B]         | <b>\$ 244,869,702</b> | <b>\$ 258,302,000</b> | <b>\$ 262,050,000</b> | <b>\$ 267,876,000</b> | <b>\$ 297,205,000</b> | <b>\$ 315,609,000</b> | <b>\$ 325,356,000</b> |
| <b>Application of revenues</b>                          |             |                       |                       |                       |                       |                       |                       |                       |
| Operation and Maintenance Fund                          |             | \$ 120,864,603        | \$ 132,385,000        | \$ 135,054,000        | \$ 139,253,000        | \$ 161,578,000        | \$ 170,007,000        | \$ 176,931,000        |
| Federal reimbursements                                  |             | (217,404)             | (551,000)             | -                     | -                     | -                     | -                     | -                     |
| Net Debt Service (e)                                    |             | 69,699,453            | 76,204,000            | 78,969,000            | 86,483,000            | 95,082,000            | 105,782,000           | 107,888,000           |
| Debt Program Expenses                                   |             | 520,108               | 613,000               | 700,000               | 700,000               | 700,000               | 700,000               | 700,000               |
| Deposit to Coverage Fund (f)                            |             | -                     | -                     | 376,000               | 2,150,000             | 2,675,000             | 526,000               | -                     |
| Operation and Maintenance Reserve Fund                  |             | 921,609               | 1,920,000             | 445,000               | 700,000               | 3,721,000             | 1,405,000             | 1,154,000             |
| Renewal and Replacement Fund                            |             | 114,304               | 362,000               | 111,000               | 234,000               | 619,000               | 382,000               | 181,000               |
| FF&E Reserve                                            |             | -                     | -                     | -                     | -                     | 227,000               | 605,000               | 1,008,000             |
| <b>Total obligations</b>                                | [C]         | <b>\$ 191,902,673</b> | <b>\$ 210,933,000</b> | <b>\$ 215,655,000</b> | <b>\$ 229,520,000</b> | <b>\$ 264,602,000</b> | <b>\$ 279,407,000</b> | <b>\$ 287,862,000</b> |
| <b>Net Revenue available</b>                            | [B]-[C]=[D] | <b>\$ 52,967,029</b>  | <b>\$ 47,369,000</b>  | <b>\$ 46,395,000</b>  | <b>\$ 38,356,000</b>  | <b>\$ 32,603,000</b>  | <b>\$ 36,202,000</b>  | <b>\$ 37,494,000</b>  |
| Deposit to Capital Improvement Fund (CIF)               | [E]         | 28,000,000            | 28,000,000            | 28,000,000            | 29,680,000            | 29,680,000            | 29,680,000            | 29,680,000            |
| Subordinate FF&E                                        |             | -                     | -                     | -                     | -                     | -                     | -                     | 840,000               |
| Amount Available for Revenue Sharing (g)                | [D]-[E]     | 24,967,029            | 19,369,000            | 18,395,000            | 8,676,000             | 2,923,000             | 6,522,000             | 6,974,000             |
| Revenue Sharing to airline cost centers                 |             | 17,539,338            | 13,607,000            | 12,922,000            | 6,095,000             | 2,053,000             | 4,582,000             | 4,899,000             |
| Revenue Sharing to IAA                                  |             | 7,427,691             | 5,762,000             | 5,473,000             | 2,581,000             | 870,000               | 1,940,000             | 2,075,000             |
| <b>Total application of revenues</b>                    |             | <b>\$ 244,869,702</b> | <b>\$ 258,302,000</b> | <b>\$ 262,050,000</b> | <b>\$ 267,876,000</b> | <b>\$ 297,205,000</b> | <b>\$ 315,609,000</b> | <b>\$ 325,356,000</b> |

(a) Reflects airline revenue requirements prior to revenue sharing.

(b) See Exhibit E for Terminal Rents, Exhibit F for Apron Rents and Gate Use and RON Fees, and Exhibit G for Landing Fee Revenues.

(c) Reflects amounts received under the Coronavirus Aid, Relief, and Economic Security Act, the Coronavirus Response and Relief Supplemental Appropriations Act, and American Rescue Plan Act.

(d) Excludes interest income.

(e) Represents Senior Debt Service requirements net of Dedicated Revenues.

(f) Represents the incremental deposit (credit) to the Coverage Fund to meet the Debt Service Coverage Requirement of 25% of the annual Debt Service Requirements for all Revenue Bonds.

(g) Represents amounts available for revenue sharing with the airlines and IAA after the financial obligations of the Authority have been met.

Source: Authority records, April 2025

Compiled by Landrum &amp; Brown, Inc.

**Exhibit K**
**DEBT SERVICE COVERAGE**
**INDIANAPOLIS AIRPORT AUTHORITY**

(Fiscal Years Ending December 31)

|                                                         | Projected<br>2025     | Projected<br>2026     | Projected<br>2027     | Projected<br>2028     | Projected<br>2029     | Projected<br>2030     |
|---------------------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Airline revenues (a)                                    | \$ 97,873,000         | \$ 102,543,000        | \$ 122,164,000        | \$ 132,449,000        | \$ 136,215,000        | \$ 140,063,000        |
| Less: Airline incentives (b)                            | -                     | -                     | -                     | -                     | -                     | -                     |
| Nonairline revenues                                     | 142,187,000           | 144,008,000           | 140,217,000           | 163,303,000           | 175,412,000           | 180,995,000           |
| Less: FF&E Reserve                                      | -                     | -                     | -                     | (227,385)             | (605,000)             | (1,008,000)           |
| Federal reimbursements                                  | 551,000               | -                     | -                     | -                     | -                     | -                     |
| Federal payments                                        | (600,000)             | (600,000)             | (600,000)             | (600,000)             | (600,000)             | (600,000)             |
| Total Revenues                                          | \$ 240,011,000        | \$ 245,951,000        | \$ 261,781,000        | \$ 294,924,615        | \$ 310,422,000        | \$ 319,450,000        |
| O&M Expenses                                            | \$ 132,385,000        | \$ 135,054,000        | \$ 139,253,000        | \$ 161,578,000        | \$ 170,007,000        | \$ 176,931,000        |
| Plus: Debt Program Expenses                             | 613,000               | 700,000               | 700,000               | 700,000               | 700,000               | 700,000               |
| Total O&M Expenses and Debt Program Expenses            | \$ 132,998,000        | \$ 135,754,000        | \$ 139,953,000        | \$ 162,278,000        | \$ 170,707,000        | \$ 177,631,000        |
| <b>Net Revenues</b>                                     | <b>\$ 107,013,000</b> | <b>\$ 110,197,000</b> | <b>\$ 121,828,000</b> | <b>\$ 132,646,615</b> | <b>\$ 139,715,000</b> | <b>\$ 141,819,000</b> |
| Coverage Fund                                           | \$ 21,420,000         | \$ 21,420,000         | \$ 21,796,000         | \$ 23,946,000         | \$ 26,621,000         | \$ 27,147,000         |
| Transfers from Prepaid Airline Fund from prior year (c) | 2,057,000             | 3,177,000             | -                     | -                     | -                     | -                     |
| <b>Net Revenues Available for Debt Service</b>          | <b>\$ 130,490,000</b> | <b>\$ 134,794,000</b> | <b>\$ 143,624,000</b> | <b>\$ 156,592,615</b> | <b>\$ 166,336,000</b> | <b>\$ 168,966,000</b> |
| Debt Service                                            | \$ 102,316,000        | \$ 107,015,000        | \$ 114,929,000        | \$ 125,439,000        | \$ 136,523,000        | \$ 139,012,000        |
| Less: Dedicated Revenues                                | (25,499,000)          | (27,346,000)          | (27,746,000)          | (29,657,000)          | (30,041,000)          | (30,424,000)          |
| Less: Rebate Liability                                  | (800,000)             | (750,000)             | (950,000)             | (950,000)             | (950,000)             | (950,000)             |
| Less: Debt Program Expenses                             | (613,000)             | (700,000)             | (700,000)             | (700,000)             | (700,000)             | (700,000)             |
| <b>Net Senior Debt Service</b>                          | <b>\$ 75,404,000</b>  | <b>\$ 78,219,000</b>  | <b>\$ 85,533,000</b>  | <b>\$ 94,132,000</b>  | <b>\$ 104,832,000</b> | <b>\$ 106,938,000</b> |
| <b>Debt Service Coverage Ratio</b>                      | <b>1.73</b>           | <b>1.72</b>           | <b>1.68</b>           | <b>1.66</b>           | <b>1.59</b>           | <b>1.58</b>           |

Note: Actual amounts may differ from the Authority's audited financial statements for various reasons, including the treatment of non-cash items.

(a) Reflects airline revenues net of revenue sharing.

(b) Reflects airline marketing, landing fee and terminal rent incentives.

(c) Reflects actual transfer versus calculated Prepaid Airline Credit as defined in the Authority's Master Bond Ordinance.

Source: Authority records, April 2025

Compiled by Landrum &amp; Brown, Inc.

## **APPENDIX D**

### **SUMMARY OF CERTAIN PROVISIONS OF CERTAIN LEGAL DOCUMENTS**

The following is a summary of certain provisions of the Indenture and the Authority Bond Ordinance relating to the 2025B Bond Bank Bonds and the 2025A Authority Bonds, respectively, not otherwise discussed in this Official Statement. This summary does not purport to be complete and is subject in all respects to the provisions of, and is qualified in its entirety by reference to, the Indenture and the Authority Bond Ordinance. Capitalized terms in this summary will have the meanings set forth in the Indenture or the Authority Bond Ordinance, as applicable.

#### **SUMMARY OF THE INDENTURE**

The following is a summary of certain provisions of the Trust Indenture (the “*Indenture*”) between The Indianapolis Local Public Improvement Bond Bank (“*Bond Bank*”) and The Bank of New York Mellon Trust Company, N.A., as trustee (the “*Bond Bank Trustee*” or “*Trustee*”), dated as of May 1, 2025, not otherwise discussed in this Official Statement. This summary of the Indenture does not purport to be complete and is subject in all respects to the provisions of, and is qualified in its entirety by reference to, the Indenture.

Certain capitalized terms used in this summary of the Indenture are defined as follows:

“Accounts” means the accounts created pursuant to Article VI of the Indenture.

“Additional Bonds” means any Bond Bank Bonds issued pursuant to Section 2.06 of the Indenture and any Supplemental Indenture.

“Additional Qualified Obligations” means any Qualified Obligations which are revenue bonds issued by the Airport and purchased by the Bond Bank with all or a portion of the proceeds of a Series of Bond Bank Bonds.

“Airport” means the Indianapolis Airport Authority, or any successor to its functions.

“Authority Bond Ordinance,” or “Ordinance” means General Ordinance No. 05-2014 adopted by the Board of Directors of the Airport on August 15, 2014, as supplemented and amended from time to time, including as supplemented by General Ordinance No. 04-2024 adopted by the Board of Directors of the Airport on August 16, 2024 and as amended by General Ordinance No. 01-2025 adopted by the Board of Directors of the Airport on April 18, 2025.

“Bond Bank” means The Indianapolis Local Public Improvement Bond Bank, an entity created pursuant to the Act by, but separate from, the City in its corporate capacity or any successor to its functions.

“Bond Bank Act” or “Act” means the provisions of Indiana Code 5-1.4.

“Bond Bank Bonds” or “Bonds” means any of the 2025B Bonds and Additional Bonds issued pursuant to the Indenture and any Supplemental Indenture.

“Bond Bank Trustee” or “Trustee” means initially The Bank of New York Mellon Trust Company, N.A., a national banking association organized and existing under the laws of the United States of America, or any successor Bond Bank Trustee.

“Bond Counsel” means Counsel that is nationally recognized in the area of municipal law and matters relating to the exclusion of interest on municipal bonds from gross income under federal tax law.

“Bond Issuance Expense Account” means the account by that name created under the Indenture.

“Bondholder” or “holder of Bond Bank Bonds” or “owner of Bond Bank Bonds” or “Registered Owner” or any similar term means the registered owner of any Bond Bank Bond, including the Bond Bank, and any purchaser of Bonds being held for resale, including the Bond Bank.

“City” means the City of Indianapolis, Indiana.

“Code” means the Internal Revenue Code of 1986, as in effect on the date of issuance of any Series of Bond Bank Bonds, and the applicable judicial decisions or published rulings, or any applicable regulations promulgated or proposed thereunder or under the Internal Revenue Code of 1954 as in effect immediately prior to the enactment of the Tax Reform Act of 1986.

“Costs of Issuance” means items of expense payable or reimbursable directly or indirectly by the Bond Bank or the Qualified Entity and related to the authorization, sale and issuance of Bond Bank Bonds and the Qualified Obligations, which items of expense shall include, but not be limited to, bond insurance premiums, credit enhancement or liquidity facility fees, printing costs, costs of reproducing documents, filing and recording fees, initial fees and charges of the Bond Bank Trustee and Registrar, underwriters’ discounts, legal fees and charges, professional consultants’ fees, costs of credit ratings, fees and charges for execution, transportation and safekeeping of Bond Bank Bonds, costs and expenses of refunding, and other costs, charges and fees in connection with the foregoing and any other costs of a similar nature authorized by the Act.

“Counsel” means an attorney duly admitted to practice law before the highest court of any state and approved by the Bond Bank.

“Event of Default” means any occurrence or event specified in Section 10.01 of the Indenture.

“Fees and Charges” means fees and charges established by the Bond Bank from time to time pursuant to the Act which are payable by the Airport.

“Fiscal Year” means the twelve month period from January 1 through the following December 31.

“Funds” means the funds created pursuant to Article VI of the Indenture.

“General Account” means the account by that name created by Section 6.02 of the Indenture.

“General Fund” means the fund by that name created by Section 6.02 of the Indenture.

“Governmental Obligations” means (a) direct obligations of the United States of America or obligations the timely payment of the principal of and interest on which are unconditionally guaranteed by the United States of America, including but not limited to securities evidencing ownership interests in such obligations or in specified portions thereof (which may consist of specific portions of the principal of or interest on such obligations), and (b) obligations of any state of the United States of America or any political subdivision thereof, the full payment of principal of, premium, if any, and interest on which (i) are unconditionally guaranteed or insured by the United States of America, or (ii) are provided for by an irrevocable deposit of securities described in clause (a) and are not subject to call or redemption by the issuer thereof prior to maturity or for which irrevocable instructions to redeem have been given.

“Indenture” means the Trust Indenture, dated as of May 1, 2025, and all supplements and amendments entered into pursuant to Article XII.

“Investment Earnings” means earnings and profits (after consideration of any accrued interest paid and amortization of premium or discount on the investment) on the moneys in the Funds and Accounts established under the Indenture.

“Investment Securities” means (i) direct obligations (other than an obligation subject to variation in principal repayment) of the United States of America (“United States Treasury Obligations”), (ii) obligations fully and unconditionally guaranteed as to timely payment of principal and interest by the United States of America, (iii) obligations fully and unconditionally guaranteed as to timely payment of principal and interest by any agency or instrumentality of the United States of America when such obligations are backed by the full faith and credit of the United States of America, (iv) evidence of ownership of proportionate interests in future interest and principal payments on obligations described above held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying government obligations are not available to any person claiming through the custodian or to whom the custodian may be obligated, (v) demand deposits, including interest-bearing money market accounts, time deposits, trust funds, trust accounts, overnight bank deposits, interest-bearing deposits, and certificates of deposit or bankers acceptances of depository institutions,



including the Bond Bank Trustee or any of its affiliates, rated in the AA long-term ratings category or higher by S&P or Moody's or which are fully FEIC-insured, or (vi) money market mutual funds having a rating in the highest investment category granted thereby from S&P or Moody's, including those for which the Bond Bank Trustee or an affiliate performs services for a fee, whether as a custodian, transfer agent, investment advisor or otherwise.

"Issue Date" means, for the 2025B Bond Bank Bonds, the date of delivery to the purchaser thereof, May 21, 2025.

"Opinion of Bond Counsel" means a written opinion of Bond Counsel which opinion is acceptable to the Bond Bank and the Bond Bank Trustee.

"Opinion of Counsel" means a written opinion of Counsel addressed to the Bond Bank Trustee, for the benefit of the owners of the Bonds, who may (except as otherwise expressly provided in the Indenture) be Counsel to the Bond Bank or Counsel to the owners of the Bond Bank Bonds and who is acceptable to the Bond Bank Trustee.

"Outstanding" or "Bond Bank Bonds Outstanding" means all Bond Bank Bonds which have been authenticated and delivered by the Bond Bank Trustee under the Indenture or Bond Bank Bonds held for resale, including Bond Bank Bonds held by the Bond Bank, except:

- (i) Bond Bank Bonds canceled after purchase in the open market or because of payment at or redemption prior to maturity;
- (ii) Bond Bank Bonds deemed paid under Article IX; and
- (iii) Bond Bank Bonds in lieu of which other Bond Bank Bonds have been authenticated under the Indenture.

"Paying Agent" means initially The Bank of New York Mellon Trust Company, N.A., a national banking association organized and existing under the laws of the United States of America or any successor thereto.

"Program" means the program for the purchase or exchange of Qualified Obligations by the Bond Bank pursuant to the Act and the Indenture.

"Program Expenses" means all of the Bond Bank's expenses in carrying out and administering the Program pursuant to the Indenture and shall include, without limiting the generality of the foregoing, salaries, supplies, utilities, mailing, labor, materials, office rent, maintenance, furnishings, equipment, machinery and apparatus, telephone, insurance premiums, credit enhancement fees, liquidity facility fees, legal, accounting, management, consulting and banking services and expenses, fees and expenses of the Bond Bank Trustee, the Registrar and the Paying Agent, costs of verifications required under Section 6.13, Costs of Issuance, not paid from the proceeds of Bond Bank Bonds, travel, payments for pension, retirement, health and hospitalization, life and disability insurance benefits, any other costs permitted under the Act, and rebates, if any, which in the Opinion of Bond Counsel are required to be made under the Code in order to preserve or protect the exclusion from gross income for federal tax purposes of interest on the Bonds, all to the extent properly allocable to the Program.

"Qualified Entity" means the Airport, a qualified entity under IC 5-1.4-1-10.

"Qualified Obligation" means the 2025A Authority Bonds and any Additional Qualified Obligations acquired by the Bond Bank pursuant to the Indenture.

"Rating Agency" means any nationally recognized rating agency maintaining a rating on the Bond Bank Bonds at the request of the Bond Bank.

"Redemption Account" means the account by that name created by the Indenture.

"Refunding Bonds" means Bond Bank Bonds issued pursuant to Section 2.06 of the Indenture and any Supplemental Indenture.

“Refunding Qualified Obligation” means any Qualified Obligation issued to refund any of the Qualified Obligations or another Refunding Qualified Obligation.

“Registrar” means initially The Bank of New York Mellon Trust Company, N.A., a national banking association organized and existing under the laws of the United States of America or any successor thereto.

“Revenues” means the income, revenues and profits of the Funds and Accounts referred to in the granting clauses of the Indenture including, without limitation, all Qualified Obligation Payments and Investment Earnings.

“Series of Bond Bank Bonds” or “Bond Bank Bonds of a Series” or “Series of Bonds” or “Bonds of a Series” or “Series” or words of similar meaning means any Series of Bond Bank Bonds authorized by the Indenture or by a Supplemental Indenture.

“Supplemental Indenture” means an indenture supplemental to or amendatory of the Indenture, executed by the Bond Bank and the Bond Bank Trustee in accordance with Article XII of the Indenture.

“Tax Exempt 2025B Bond Bank Bonds” means, collectively, the 2025B-1 Bonds and the 2025B-2 Bonds.

“Trust Estate” means the property, rights, moneys and amounts pledged and assigned to the Bond Bank Trustee pursuant to the granting clauses of the Indenture.

“2025A Authority Bonds” means the Indianapolis Airport Authority Revenue Bonds, Series 2025A-1, dated the Issue Date (the “*2025A-1 Authority Bonds*”), the Indianapolis Airport Authority Revenue Bonds, Series 2025A-2, dated the Issue Date (the “*2025A-2 Authority Bonds*”), and the Indianapolis Airport Authority Revenue Bonds, Series 2025A-3, dated the Issue Date (the “*2025A-3 Authority Bonds*”), and issued in the same original aggregate principal amounts, same maturities and same interest rates as the Series 2025B-1 Bond Bank Bonds, the Series 2025B-2 Bond Bank Bonds, and the Series 2025B-3 Bond Bank Bonds, respectively.

“2025B Bonds” means any of the of \$157,655,000.00 principal amount of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B-1 (Non-AMT) (Indianapolis Airport Authority Project), dated the Issue Date (the “*2025B-1 Bonds*”), \$125,605,000.00 of principal amount of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B-2 (AMT) (Indianapolis Airport Authority Project) dated the Issue Date (the “*2025B-2 Bonds*”), and \$10,365,000.00 of principal amount of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B-3 (Taxable) (Indianapolis Airport Authority Project) dated the Issue Date (the “*2025B-3 Bonds*”).

### **Authority for Indenture**

The Indenture is executed and delivered by the Bond Bank by virtue of and pursuant to the Bond Bank Act. The Bond Bank has ascertained and determines and declares that the execution and delivery of the Indenture is consistent with the public purposes of the Bond Bank, that each and every act, matter, thing or course of conduct as to which provision is made therein is made in order to carry out and effectuate such purposes of the Bond Bank.

### **Indenture to Constitute Contract**

In consideration of the purchase and acceptance of Bonds by those who shall hold the same from time to time, the provisions of the Indenture and any Supplemental Indenture shall be a part of the contract of the Bond Bank with the Trustee as representative of and for the benefit of the Bondholders, including but not limited to, as described in Indiana Code 5-1.4-4-2. The Bond Bank covenants and agrees with the Trustee, that it will faithfully perform all of the covenants and agreements contained in the Indenture and in the Bonds.

### **Pledge and Agreement of the State**

The pledge and agreement of the State set forth in Indiana Code 5-1.4-4-2 is incorporated therein as part of the contract between the Bond Bank and the Trustee.

## Security for Bonds

The Bond Bank will issue its Bonds pursuant to the Indenture. To secure the payment of the principal of, premium, if any, and interest on the outstanding Bonds and any Additional Bonds, the performance of the covenants contained in the Bonds and the Indenture, the Bond Bank, grants to the Bond Bank Trustee a security interest in the following property ("*Trust Estate*"):

1. All cash and securities now or hereafter held in the Funds and Accounts created or established under the Indenture, the Investment Earnings thereon and all proceeds thereof (except to the extent transferred from such Funds and Accounts from time to time in accordance with the Indenture); and
2. All Qualified Obligations acquired and held by the Trustee pursuant to the Indenture and the earnings thereon and all proceeds thereof, including all Qualified Obligation Payments; and
3. All Revenues and any moneys pledged as security by the Bond Bank.

## Revenues and Funds

***Creation of Funds and Accounts.*** Under the Indenture, the Bond Bank creates and establishes the General Fund. The following Accounts are established in the General Fund: a "General Account," a "Bond Issuance Expense Account," and a "Redemption Account."

All such Funds and Accounts will be held and maintained by the Bond Bank Trustee. All moneys or securities held by the Bond Bank Trustee pursuant to the Indenture will be held in trust and applied only in accordance with the provisions of the Indenture. The Bond Bank and the Bond Bank Trustee may establish such additional Funds, Accounts or subaccounts as they may in their discretion determine to be appropriate to comply with the provisions of the Indenture.

***General Account.*** There will be deposited in the General Account: (a) the proceeds of the sale of the Bonds, other than the amounts deposited in the Bond Issuance Expense Account as described below; and (b) any other amounts required to be deposited in the General Account pursuant to the Indenture. The Bond Bank Trustee will apply the moneys in the General Account (i) to pay principal and interest coming due on the Bonds; (ii) to pay, as necessary, Program Expenses; and (iii) with the approval of the Authority, to any other fund or account maintained by the Bond Bank.

***Redemption Account.*** There will be deposited in the Redemption Account (a) all moneys received upon the sale or redemption prior to maturity of Qualified Obligations and (b) such other amounts as may be designated by the Indenture. Funds in the Redemption Account will be disbursed as follows by the Bond Bank Trustee: (i) on such dates as are specified in the Indenture, an amount equal to the principal which would have been payable during the following month for Qualified Obligations sold or redeemed prior to maturity; (ii) on such dates as are specified in the Indenture, to the extent moneys in the General Account are not sufficient, for the purpose of paying the principal of and interest on the Bonds as the same become due; (iii) after providing for the payments required under (i) and (ii) above, moneys may be used (1) on any redemption date, to redeem Bonds; (2) to purchase Qualified Obligations as permitted under the Indenture; (3) to transfer any excess moneys to the General Account; (4) to purchase Bonds at the most advantageous price obtainable with reasonable diligence; or (5) to invest such moneys until the maturity or maturities of Bonds in accordance with the Indenture; and (6) if the Bond Bank Trustee is unable to purchase Bonds as described above, then, subject to the Indenture, the Bond Bank Trustee will redeem Bonds to exhaust as nearly as possible the amounts remaining in the Redemption Account under the Indenture.

***Bond Issuance Expense Account.*** There will be deposited in the Bond Issuance Expense Account: (i) a portion of the proceeds of the Bonds in an amount equal to the estimated costs of issuing the Bonds, and (ii) any other amounts required to be deposited therein pursuant to the Indenture. Funds in the Bond Issuance Expense Account will be disbursed to pay the costs of issuing the Bonds. Any funds remaining in the Bond Issuance Expense Account 90 days after the issuance of Bonds will be transferred to the General Account and the Bond Issuance Expense Account may, at the direction of the Bond Bank, be closed.

## Investment of Money

Subject to the right of the Bond Bank to direct the investment or deposit of funds under the Indenture, moneys in any Fund or Account (except the Redemption Account) shall be continuously invested and reinvested or deposited or redeposited by the Bond Bank Trustee in Investment Securities.

Any moneys in the Redemption Account shall be invested only in Governmental Obligations as directed by the Bond Bank. Any moneys in the Rebate Fund shall be invested as directed by the Bond Bank from time to time. All such investments shall at all times be a part of the Fund or Account in which the moneys used to acquire such investments had been deposited and all Investment Earnings on such investments shall be deposited as received in the General Account, except for income and profits on investment of funds in the Rebate Fund which shall remain in the Rebate Fund.

### **Additional Bonds**

Additional Bonds may be issued from time to time only for the purchase of Additional Qualified Obligations, including but not limited to, Refunding Qualified Obligations, issued by a Qualified Entity or to refund all or portion of the outstanding Bonds. Any Additional Bonds shall be authorized by a supplemental indenture, will be secured by the supplemental indenture and will be equally and ratably payable from the Trust Estate.

### **Accounts and Reports**

The Bond Bank will keep proper and separate books of records and accounts in which complete and correct entries will be made of its transactions relating to the Program and the Funds and Accounts established by the Indenture. Such books, and all other books and papers of the Bond Bank, and all Funds and Accounts will at all reasonable times be subject to the inspection of the Bond Bank Trustee and the owners of an aggregate of at least five percent (5%) in principal amount of Bonds then outstanding, or their representatives duly authorized in writing.

Before the twentieth day of each month, the Bond Bank Trustee will provide the Bond Bank with a statement of the amounts on deposit in each Fund and Account as of the last day of the preceding month and the total deposits to and withdrawals from each Fund and Account during the preceding month. The Bond Bank may provide for less frequent statements so long as such statements are supplied no less frequently than quarterly.

### **Tax Covenants**

In order to preserve the excludability of interest on the Tax Exempt 2025B Bond Bank Bonds from gross income for federal income tax purposes and as an inducement to purchasers of the 2025B Bond Bank Bonds, the Bond Bank represents, covenants, and agrees that the Bond Bank will take no action nor fail to take any action with respect to any of the Tax Exempt 2025B Bond Bank Bonds that would result in the loss of the excludability from gross income for federal tax purposes of interest on the Tax Exempt 2025B Bond Bank Bonds under Section 103 of the Code, nor will it act in any other manner which would adversely affect such excludability. These tax covenants are based solely on current law in effect and in existence on the date of issuance of each series of 2025B Bond Bank Bonds. It shall not be an event of default under the Indenture if interest on any 2025B Bond Bank Bonds is not excludable from gross income pursuant to any provision of the Code which is not in existence and in effect on the issue date of such 2025B Bond Bank Bonds.

### **Covenants of the Bond Bank**

In order to provide for the payment of the principal of, premium, if any, and interest on the Bonds and of Program Expenses, the Bond Bank will from time to time, and in a sound and economical manner in accordance with the Act, the Indenture and sound banking practices and principles (i) undertake all necessary actions to receive and collect Revenues (including the enforcement of the prompt collection of any arrears on all Qualified Obligation Payments), and (ii) diligently enforce, and take all steps, actions and proceedings reasonably necessary in the judgment of the Bond Bank to protect the rights of the Bond Bank with respect to or to maintain any insurance on the Qualified Obligations and to enforce all terms, covenants and conditions of the Qualified Obligations. Whenever necessary to provide for the payment of principal of and interest on the Bonds, the Bond Bank will also commence appropriate remedies with respect to any Qualified Obligations which is in default.

With respect to the Qualified Obligations:

- (a) the Bond Bank may without the consent of any of the holders of the 2025B Bond Bank Bonds, agree to changes to the Authority Bond Ordinance; provided, however, any such changes will not adversely affect any then existing rating from a Rating Agency on all Outstanding Bond Bank Bonds under the Indenture; and

(b) the Bond Bank will not sell, release or dispose of any Qualified Obligations, unless the Bond Bank supplies the Bond Bank Trustee with a cash flow certificate to the effect that, after such change, Revenues expected to be received in each Fiscal Year, together with moneys expected to be held in the Funds and Accounts, will at least equal the Debt Service on all Outstanding Bond Bank Bonds in each such Fiscal Year.

### **Defeasance and Discharge of Indenture**

If payment or provision for payment is made, to the Bond Bank Trustee, of the whole amount of principal of and interest due and to become due on all of the Bonds and if the Bond Bank Trustee receives all payments due and to become due under the Indenture, then the Indenture may be discharged in accordance with its provisions. In the event of any early redemption of Bonds in accordance with their terms, the Bond Bank Trustee must receive irrevocable instructions from the Bond Bank, satisfactory to the Bond Bank Trustee, to call such Bonds for redemption at a specified date and pursuant to the Indenture. Outstanding Bonds will continue to be a limited obligation of the Bond Bank payable only out of the moneys or securities held by the Bond Bank Trustee for the payment of the principal of and interest on the Bonds.

Any Bond will be deemed to be paid when payment of the principal of that Bond, plus interest to its due date, either (a) has been made or has been caused to be made in accordance with its terms, or (b) has been provided for by irrevocably depositing with the Bond Bank Trustee, in trust and exclusively for such payment, (i) moneys sufficient to make such payment, (ii) noncallable or nonprepayable Governmental Obligations maturing as to principal and interest in such amounts and at such times, without consideration of any reinvestment thereof, as will ensure the availability of sufficient moneys to make such payments, or (iii) a combination of such moneys and Governmental Obligations, and all other sums payable under the Indenture, including the necessary and proper fees and expenses of the Bond Bank Trustee pertaining to the Bonds, have been paid or deposited with the Bond Bank Trustee.

### **Events of Default and Remedies**

Any of the following events constitutes an “Event of Default” under the Indenture:

(a) The Bond Bank defaults in the due and punctual payment of the principal of or interest on any Bond; or

(b) The Bond Bank defaults in the due and punctual payment of any Bond whether at the stated maturity thereof or on any date fixed for mandatory sinking fund redemption; or

(c) The Bond Bank fails to make remittances required by the Indenture to the Bond Bank Trustee within the time limits prescribed in the Indenture; or

(d) The Bond Bank defaults in the performance or observance of any other of the covenants, agreements or conditions on the part of the Bond Bank contained in the Indenture or in the Bond Bank Bonds and the failure to remedy the same within the time period provided in the Indenture; or

(e) Any warranty, representation or other statement by or on behalf of the Bond Bank contained in the Indenture, or in any instrument furnished in compliance with or in reference to the Indenture, is materially false or misleading when made, and there has been a failure to remedy such Event of Default within thirty (30) days after receipt of notice, all in accordance with the Indenture; or

(f) A petition is filed against the Bond Bank under any bankruptcy, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect and is not dismissed within ninety (90) days after such filing; or

(g) The Bond Bank files a petition in voluntary bankruptcy or seeking relief under any provisions of any bankruptcy, reorganization, arrangement, insolvency, readjustment of debt, dissolution or liquidation law of any jurisdiction, whether now or hereafter in effect, or consents to the filing of any petition against it under such law; or

(h) The Bond Bank is generally not paying its debts as such debts become due, or becomes insolvent or bankrupt or makes an assignment for the benefit of creditors, or a liquidator or trustee of the Bond Bank or any of

its property is appointed by court order or takes possession and such order remains in effect or such possession continues for more than sixty (60) days; or

(i) The Bond Bank is rendered incapable of fulfilling its obligations under the Indenture for any reason; or

(j) a default or event of default occurs under the Ordinance.

Upon the occurrence and continuance of an Event of Default, the Bond Bank Trustee will notify the owners of outstanding Bonds of such Event of Default and will have the following rights and remedies:

(a) The Bond Bank Trustee may pursue any available remedy at law or in equity or by statute to enforce the payment of the principal of and interest on Bonds outstanding under the Indenture, including any and all such actions arising under, or by reason of, the Qualified Obligations;

(b) The Bond Bank Trustee may by action at law or in equity require the Bond Bank to account as if it were the trustee of an express trust for the holders of the Bonds, and may take such action with respect to the Qualified Obligations as the Bond Bank Trustee deems necessary, appropriate and in the best interest of the Bondholders, subject to the terms of the Qualified Obligations;

(c) Upon the filing of a suit or other commencement of judicial proceedings to enforce any rights of the Bond Bank Trustee and of the Bondholders under the Indenture, the Bond Bank Trustee will be entitled, as a matter of right, to the appointment of a receiver or receivers of the Trust Estate under the Indenture and of the Revenues, issues, earnings, income, products and profits thereof, pending such proceedings, with such powers as the court making such appointment shall confer; and

(d) By notice to the Bond Bank and the Corporation Counsel of the City, the Bond Bank Trustee may declare the principal of and accrued interest on all Bonds to be due and payable immediately in accordance with the provisions of the Indenture and the Act; provided, however, that acceleration of the Bond Bank Bonds does not cause or permit an acceleration of the Authority Revenue Bond.

If an Event of Default has occurred, if requested to do so by the owners of twenty-five percent (25%) or more in aggregate principal amount of the Bonds outstanding under the Indenture, and if indemnified as provided in the Indenture, the Bond Bank Trustee will be obligated to exercise one or more of the rights, remedies and powers conferred by the Indenture as the Bond Bank Trustee, being advised by counsel, deemed most expedient in the interest of the Bondholders.

The owners of a majority in aggregate principal amount of the Bonds outstanding under the Indenture will have the right, at any time during the continuance of an Event of Default, by a written instrument or instruments executed and delivered to the Bond Bank Trustee, to direct the time, method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions of the Indenture, or for the appointment of a receiver or any other proceedings under the Indenture. However, such direction shall not be otherwise than in accordance with the provisions of law and of the Indenture.

### **Waivers of Events of Default**

At its discretion, the Bond Bank Trustee may waive any Event of Default and its consequences, and must do so upon the written request of the owners of (a) more than 66-2/3% in aggregate principal amount of all Bonds then outstanding under the Indenture in the case of default in the payment of principal of or interest on the Bonds or (b) more than 50% in aggregate principal amount of all Bonds then outstanding under the Indenture in the case of any other default. However, there may not be waived (i) any Event of Default in the payment of the principal of any Bond then outstanding under the Indenture at the specified date of maturity or (ii) any Event of Default in the payment when due of the interest on any Bond then outstanding under the Indenture unless, prior to the waiver, all arrears of interest or principal due, as the case may be, with interest on overdue principal at the rate borne by such Bond, and all expenses of the Bond Bank Trustee in connection with the Event of Default have been paid or provided for. In case of any such waiver or rescission, or in case any proceeding taken by the Bond Bank Trustee on account of any such Event of Default shall have been discontinued or abandoned or determined adversely, then the Bond Bank, the Bond Bank Trustee and the Bondholders will be restored to their former

respective positions and right under the Indenture. No waiver or rescission will extend to any subsequent or other Event of Default or impair any right consequent thereon.

### **Rights and Remedies of Owners of Bonds**

No Owner of any Bond will have any right to institute any suit, action or proceeding at law or in equity for the enforcement of the Indenture or for the execution of any trust thereof or for any other remedy under the Indenture, unless (a) an Event of Default has occurred and the Owners of not less than twenty-five percent (25%) in aggregate principal amount of Bonds then outstanding under the Indenture have made written request to the Bond Bank Trustee and have offered the Bond Bank Trustee reasonable opportunity either to proceed to exercise the powers granted in the Indenture or to institute such action, suit or proceeding in its own name, (b) such Owners of Bonds have offered to indemnify the Bond Bank Trustee, as provided in the Indenture, and (c) the Bond Bank Trustee has refused, or for sixty (60) days after receipt of such request and offer of indemnification has failed to exercise the remedies granted in the Indenture or to institute such action, suit or proceeding in its own name. All proceedings at law or in equity must be carried out as provided in the Indenture and for the equal benefit of the owners of all outstanding Bonds. However, nothing contained in the Indenture will affect or impair the right of any owner of Bonds to enforce the payment of the principal of and interest on any Bond at and after its maturity, or the limited obligation of the Bond Bank to pay the principal of and interest on each of the Bonds to the respective owners of the Bonds at the time and place, from the source and in the manner expressed in the Bonds.

### **Removal of the Bond Bank Trustee and Appointment of Successor Bond Bank Trustee**

The Bond Bank and the Airport have certain rights regarding removal of the Bond Bank Trustee and appointment of a successor Bond Bank Trustee as further described in the Indenture.

### **Supplemental Indentures**

The Bond Bank and the Bond Bank Trustee may, without the consent of or notice to any of the owners of Bonds, enter into an indenture or indentures supplemental to the Indenture for any one or more of the following purposes:

- (a) To cure any ambiguity or formal defect or omission in the Indenture;
- (b) To grant to or confer upon the Bond Bank Trustee for the benefit of the Bondholders any additional benefits, rights, remedies, powers or authorities that may lawfully be granted to or conferred upon the Bondholders or the Bond Bank Trustee;
- (c) To make any modification or amendment of the Indenture which the Bond Bank Trustee, relying on an opinion of Bond Counsel, determines will not have a material adverse effect on the interests of the Bondholders, provided, however, that the Bond Bank and the Bond Bank Trustee will make no amendment which would permit the purchase of the obligations of any Qualified Entity other than Additional Qualified Obligations;
- (d) To subject to the Indenture additional revenues, security, properties or collateral;
- (e) To modify, amend or supplement the Indenture or any supplemental indenture in order to permit qualification under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect or to permit the qualification of the Bonds for sale under the securities laws of the United States of America or of any of the states of the United States of America, and, if the Bond Bank and the Bond Bank Trustee so determine, to add to the Indenture or to any supplemental indenture such other terms, conditions and provisions as may be permitted by the Trust Indenture Act of 1939, as amended, or similar federal statute, which the Bond Bank Trustee determines, relying on an opinion of Bond Counsel, will not have a material adverse effect on the interest of any of the owners of the Bonds;
- (f) To evidence the appointment of a separate or co-trustee, or the succession of a new trustee, registrar or paying agent;

- (g) To provide for the issuance of each series of Additional Bonds;
- (h) To provide for the refunding of all or portion of the Bonds;
- (i) To amend the Indenture to permit the Bond Bank to comply with any future federal tax law or covenants contained in any Supplemental Indenture with respect to compliance with future federal tax law; and
- (j) To obtain or maintain a rating on the Bonds.

With the exception of supplemental indentures for the purposes set forth in the preceding paragraph and subject to the terms of the Indenture, the owners of not less than a majority of the aggregate principal amount of the Bonds then outstanding under the Indenture which are affected (other than Bonds held by the Bond Bank) will have the right from time to time to consent to and approve the execution by the Bond Bank and the Bond Bank Trustee of any supplemental indenture or indentures deemed necessary and desirable by the Bond Bank Trustee for the purpose of modifying, altering, amending, adding to or rescinding any of the terms or provisions contained in the Indenture or in any supplemental indenture. However, no supplemental indenture may permit or be construed as permitting, without the consent of the owners of all Bonds then outstanding under the Indenture, (a) an extension of the maturity dates of the principal of or the interest or the redemption date on any Bond Bank Bond issued hereunder, or (b) a reduction in the principal amount of any Bond Bank Bond or change in the rate of interest or the redemption premium, or (c) a privilege or priority of any Bond Bank Bond or Bond Bank Bonds over any other Bond Bank Bond or Bond Bank Bonds, or (d) a reduction in the aggregate principal amount of the Bond Bank Bonds required for consent to such Supplemental Indenture, or (e) the creation of any lien securing any Bond Bank Bonds other than a lien ratably securing all of the Bond Bank Bonds at any time Outstanding hereunder, or (f) any modification of the trusts, powers, rights, obligations, duties, remedies, immunities and privileges of the Bond Bank Trustee without the written consent of the Bond Bank Trustee.

## **SUMMARY OF AUTHORITY BOND ORDINANCE**

The following is a summary of certain provisions of the Authority Bond Ordinance, as amended (or “Ordinance”) as it relates to the 2025A Authority Bonds and not otherwise discussed in this Official Statement.

### **Definitions**

Definitions of certain capitalized terms used in this summary of the Authority Bond Ordinance are as follows:

“Account” means an account established in any Fund created by the Ordinance.

“Accountant’s Certificate” means a certificate signed by a firm of independent certified public accountants.

“Accreted Value” means (a) with respect to any Capital Appreciation Revenue Bond, as of any date of calculation, the sum of the amount set forth in a Supplemental Ordinance as the amount representing the initial principal amount of such Capital Appreciation Revenue Bond plus the interest accumulated, compounded and unpaid thereon as of the most recent compounding date, or (b) with respect to any Original Issue Discount Revenue Bond, as of the date of calculation, the amount representing the initial public offering price of such Original Issue Discount Revenue Bonds plus the amount of the discounted principal which has accreted since the date of issue; in each case the Accreted Value shall be determined in accordance with the provisions of the Supplemental Ordinance authorizing the issuance of such Capital Appreciation Revenue Bond or Original Issue Discount Revenue Bond.

“Act” means Indiana Code 8-22-3, as amended from time to time, and all laws supplemental thereto.

“Airline Agreement” means, collectively, the substantially similar agreements between the Authority and the various airlines and other substantial users of the Airport System, as in place from time to time, including the various Agreement and Lease of Premises executed with the Authority effective through December 31, 2026, with the option to extend the term for an additional year upon mutual agreement, or if no agreement is in place, an ordinance of the Authority setting the rates for and providing the terms upon which the airlines may use the Airport.



“Airport Consultant” means an independent airport consultant or airport consulting firm:

- (a) Who has a nationally recognized reputation for special skill and knowledge in methods of the development, operation, management and financing of airports and airport facilities; and
- (b) Who is selected and retained by the Authority and is compensated thereby, but who is not in the regular employ or control of the Authority.

“Airport Hotel” or “Hotel” means a new 253 room full-service airport hotel to be operated by Wischermann Partners, Inc. under the Westin brand pursuant to a qualified management agreement.

“Airport System” means all airport, heliport and aviation facilities, or any interest therein, now or from time to time hereafter owned, operated or controlled in whole or in part by the Authority, together with all properties, facilities and services thereof, and all additions, extensions, replacements and improvements thereto, and all services provided or to be provided by the Authority in connection therewith, as amended in the Ordinance to specifically include the Hotel. The Airport System currently includes the present airports of the Authority, known as “Indianapolis International Airport,” “Eagle Creek Airpark,” “Mt. Comfort Airport,” “Downtown Heliport,” “Hendricks County Airport” and “Metropolitan Airport.” The Authority has received permission from the FAA to dispose of the Downtown Heliport. The Airport Hotel is part of the Airport System.

“Airport System Fund” means the fund established by the Ordinance into which all Gross Revenues shall be deposited.

“Authority” means the Indianapolis Airport Authority, a municipal corporation created pursuant to the Act and any successor thereto.

“Authority Trust Estate,” for purposes herein, means the assets pledged as security for all Outstanding Authority Bonds.

“Authorized Airport Representative” means the President, the Vice President, the Secretary or the Treasurer or any other duly authorized representative of the Authority.

“Balloon Indebtedness” shall mean, with respect to any series of Revenue Bonds fifty percent (50%) or more of the principal of which matures on the same date or within a Fiscal Year, that portion of such series which matures on such date or within such Fiscal Year; provided, however, that to constitute Balloon Indebtedness the amount of Revenue Bonds of a series maturing on a single date or within a Fiscal Year must equal or exceed 150% of the amount of such series which matures during any other Fiscal Year. For purposes of this definition, the principal amount maturing on any date shall be reduced by the amount of such Revenue Bonds, scheduled to be amortized by prepayment or redemption prior to their stated maturity date. A Commercial Paper Program and the Commercial Paper constituting part of such Program shall not be Balloon Indebtedness.

“Board” means the governing body of the Authority.

“Capital Appreciation Revenue Bond” shall mean Revenue Bonds, all or a portion of the interest on which is compounded and accumulated at the rates and on the dates set forth in a Supplemental Ordinance and is payable only upon redemption or on the maturity date of such Revenue Bonds. Revenue Bonds which are issued as Capital Appreciation Revenue Bonds, but later convert to Revenue Bonds on which interest is paid periodically, shall be Capital Appreciation Revenue Bonds until the conversion date and from and after such conversion date shall no longer be Capital Appreciation Revenue Bonds, but shall be treated as having a principal amount equal to their Accreted Value on the conversion date.

“Capital Improvement” shall have the same meaning as “Capital Improvements” in the Airline Agreement, currently meaning any single item having a cost in excess of Two Hundred Fifty Thousand Dollars (\$250,000), and a useful life in excess of two (2) years, acquired, purchased, or constructed in order to improve, maintain, or develop the Airport System, as well as any extraordinary or substantial expenditure whose object is to preserve, enhance, or protect the Airport System. Said term may include any expense for development studies, analysis, master planning efforts (including periodic reviews thereof), and economic or operational studies of the Airport System.

“Capital Improvement Fund” means the Capital Improvement Fund established by the Ordinance.

“Capitalized Interest Account” means the Capitalized Interest Account in the Revenue Bond Interest and Principal Fund established pursuant to the Ordinance.

“Commercial Paper” shall mean notes or other obligations of the Authority with a maturity of not more than two hundred seventy (270) days from the date of issuance and which are issued and reissued from time to time pursuant to a Program adopted by the Authority.

“Commercial Paper Program” shall mean a Program authorized by the Authority pursuant to which Commercial Paper shall be issued and reissued from time to time, up to the authorized amount of such Program.

“Completion Revenue Bonds” means the Completion Revenue Bonds authorized pursuant to the Ordinance.

“Construction Fund” means a Construction Fund established by a Supplemental Ordinance for any particular series of Revenue Bonds.

“Coverage Fund” means the Coverage Fund established by the Ordinance.

“Debt Service Requirement” means the annual amount required for payment of principal of and interest on, but excluding interest which has been funded by Revenue Bond proceeds, all Outstanding Authority Bonds, whether at maturity or by reason of mandatory sinking fund redemption payment requirements; provided, however, that the following rules shall apply to the computation of Debt Service Requirements:

- (i) in determining the principal due in each year, payment shall (unless a different subsection of this definition applies for purposes of determining principal maturities or amortization) be assumed to be made on Outstanding Authority Bonds and Unissued Program Obligations in accordance with any amortization schedule established by or pursuant to a Supplemental Bond Ordinance setting forth the terms of such Revenue Bonds, including, as a principal payment, the Accreted Value of any Capital Appreciation Revenue Bonds or Original Issue Discount Revenue Bonds maturing or scheduled for redemption in such year; in determining the interest due in each year, interest payable at a fixed rate shall (except to the extent subsection (ii), (iii) or (iv) of this definition applies) be assumed to be made at such fixed rate and on the required payment dates; provided, however, that interest payable on the Revenue Bonds shall be excluded to the extent such payments are to be paid from a Capitalized Interest Account for such Fiscal Year;
- (ii) if all or any portion or portions of an Outstanding series of Revenue Bonds or Program Obligations constitute Balloon Indebtedness, then, for purposes of determining the Debt Service Requirement, each maturity which constitutes Balloon Indebtedness shall, unless otherwise provided in the Supplemental Bond Ordinance pursuant to which such Balloon Indebtedness is issued or unless subsection (iii) of this definition then applies to such maturity, be treated as if it were to be amortized over a term of not more than thirty (30) years and with substantially level annual debt service payments commencing not later than the year following the year in which such Balloon Indebtedness was issued; the interest rate used for such computation shall be that rate quoted as The Bond Buyer 25 Revenue Bond Index, or such successor or replacement index, for the last week of the month preceding the date of calculation as published by The Bond Buyer, or if that index is no longer published, another similar index selected by the Authority, or if the Authority fails to select a replacement index, that rate determined by the Airport Consultant to be a reasonable market rate for fixed-rate Revenue Bonds of a corresponding term issued under this Ordinance on the date of such calculation, with no credit enhancement and taking into consideration whether such Revenue Bonds bear interest which is or is not excluded from gross income for federal income tax purposes; with respect to any series of Revenue Bonds or Program Obligations, only a portion of which constitutes Balloon Indebtedness, the remaining portion shall be treated as described in subsection (i) above or such other provision of this definition as shall be applicable;
- (iii) any maturity of Revenue Bonds which constitutes Balloon Indebtedness as described in subsection (ii) of this definition and for which the stated maturity date occurs within twelve (12) months from the date such calculation of the Debt Service Requirement is made, shall be assumed to become due and payable on the stated maturity date and subsection (ii) above shall not apply thereto unless there is delivered to the entity making the calculation of the Debt Service Requirement a certificate of an Authorized Airport Representative stating that the Authority intends to refinance such maturity and stating the probable terms of such refinancing and that the debt capacity of the Authority is sufficient to successfully complete such refinancing; upon the receipt of such certificate, such Balloon Indebtedness shall be assumed to be refinanced in accordance with the probable terms set out in such certificate and such terms

shall be used for purposes of calculating the Debt Service Requirement, provided that such assumption shall not result in an interest rate lower than that which would be assumed under subsection (ii) above and shall be amortized over a term of not more than thirty (30) years from the date of refinancing;

- (iv) if any Outstanding Authority Bonds (including Program Obligations) or any Revenue Bonds which are then proposed to be issued constitute Tender Indebtedness (but excluding Program Obligations or Revenue Bonds as to which a Qualified Derivative Agreement is in effect and to which subsection (viii) applies), then, for purposes of determining the Debt Service Requirement, Tender Indebtedness shall be treated as if the principal amount of such Revenue Bonds were to be amortized over a term of not more than thirty (30) years commencing in the year in which such Tender Indebtedness is first subject to tender and with substantially level debt service payments; the interest rate used for such computation shall be either (a) the average of the variable rates applicable to such Tender Indebtedness during any consecutive 12-month period during the immediately preceding twenty-four (24) months (or a shorter period, commencing on the date of issuance of such Tender Indebtedness) ending within thirty (30) days prior to the date of computation, or (b) with respect to any Tender Indebtedness for which such an average of the variable rates cannot be determined, (i) at a rate equal to 110% of the most recent BMA Index theretofore published in The Bond Buyer, or (ii) if The Bond Buyer is no longer published or no longer publishes the BMA Index, at a rate certified by the Authority's municipal advisor, underwriter or other agent, including a remarketing agent, to be the rate of interest such Tender Indebtedness would bear if issued on the date of computation in the same amount, with the same maturity or maturities, with the same security and bearing interest at a variable rate, taking into consideration whether interest on such Tender Indebtedness is or is not excluded from gross income for federal income tax purposes; and with respect to all principal and interest payments becoming due prior to the year in which such Tender Indebtedness is first subject to tender, such payments shall be treated as described in subsection (i) above unless the interest during that period is subject to fluctuation, in which case the interest becoming due prior to such first tender date shall be determined as provided in subsections (v) or (vi) below, as appropriate;
- (v) if any Outstanding Authority Bonds constitute Variable Rate Indebtedness, including obligations described in subsection (viii)(B) to the extent it applies (except to the extent subsection (ii) or (iii) relating to Balloon Indebtedness or subsection (iv) relating to Tender Indebtedness or subsection (viii)(A) relating to Synthetic Fixed Rate Debt applies), the interest rate used for such computation shall be either (a) the average of the variable rates applicable to such Variable Rate Indebtedness during any consecutive 12-month period during the immediately preceding twenty-four (24) months (or a shorter period, commencing on the date of issuance of such Variable Rate Indebtedness) ending within thirty (30) days prior to the date of computation, or (b) with respect to any Variable Rate Indebtedness for which such an average of the variable rates cannot be determined, (i) at a rate equal to 110% of the most recent BMA Index theretofore published in The Bond Buyer, or (ii) if The Bond Buyer is no longer published or no longer publishes the BMA Index, at a rate certified by the Authority's municipal advisor, underwriter or other agent, including a remarketing agent, to be the rate of interest such Variable Rate Indebtedness would bear if issued on the date of computation in the same amount, with the same maturity or maturities, with the same security and bearing interest at a variable rate, taking into consideration whether interest on such Variable Rate Indebtedness is or is not excluded from gross income for federal income tax purposes;
- (vi) with respect to any Program Obligations or Unissued Program Obligations (in each case other than Commercial Paper) (A) debt service on such Program Obligations then Outstanding shall be determined in accordance with such of the foregoing provisions of this definition as shall be applicable, and (B) with respect to Unissued Program Obligations, it shall be assumed that the full principal amount of such Unissued Program Obligations will be amortized over a term certified by an Authorized Airport Representative at the time the initial Program Obligations of such Program are issued to be the expected duration of such Program or, if such expectations have changed, over a term certified by an Authorized Airport Representative to be the expected duration of such Program at the time of such calculation, but not to exceed thirty (30) years from the date of the initial issuance of such Program Obligations and it shall be assumed that debt service shall be paid in substantially level annual debt service payments over such assumed term; the interest rate used for such computation shall be the average of the variable rates applicable to such Unissued Program Obligations during any consecutive 12-month period during the immediately preceding twenty-four (24) months (or a shorter period, commencing on the date of issuance of such Unissued Program Obligations) ending within thirty (30) days prior to the date of computation, or (b) with respect to any Unissued Program Obligations for which such an average of the variable rates cannot be determined, (i) at a rate equal to 110% of the most recent BMA Index theretofore published in The Bond Buyer, or (ii) if The Bond Buyer is no longer published or no longer publishes the BMA Index, at a rate certified by the Authority's municipal

advisor, underwriter or other agent, including a remarketing agent, to be the rate of interest such Unissued Program Obligations would bear if issued on the date of computation in the same amount, with the same maturity or maturities, with the same security and bearing interest at a variable rate, taking into consideration whether interest on such Program Obligations or Unissued Program Obligations is or is not excluded from gross income for federal income tax purposes;

(vii) debt service on Repayment Obligations shall be deemed to be the Debt Service Requirement for the Revenue Bonds associated with such Repayment Obligations;

(viii)(A) for purposes of computing the Debt Service Requirement of Revenue Bonds which constitute Synthetic Fixed Rate Debt, the interest payable thereon shall, if the Authority elects, be that rate as provided for by the terms of the Qualified Derivative Agreement or the net interest rate payable pursuant to offsetting indices, as applicable, or if the Authority fails to elect such rate, then it shall be deemed to be the fixed interest rate quoted in The Bond Buyer 25 Revenue Bond Index, or such successor or replacement index, for the last week of the month preceding the date of calculation as published by The Bond Buyer, or if that index is no longer published, another similar index selected by the Authority;

(B) for purposes of computing the Debt Service Requirement of Revenue Bonds with respect to which a Qualified Derivative Agreement has been entered into whereby the Authority has agreed to pay the floating variable rate thereunder, no fixed interest rate amounts payable on the Revenue Bonds to which such Qualified Derivative Agreement pertains shall be included in the calculation of the Debt Service Requirement, and the interest rate with respect to such Revenue Bonds shall, if the Authority elects, be the sum of that rate as determined in accordance with subsection (v) relating to Variable Rate Indebtedness plus the difference between the interest rate on such Revenue Bonds and the rate received from the Qualified Derivative Agreement provider.

(ix) with respect to any Commercial Paper Program which has been implemented and not then terminated or with respect to any Commercial Paper Program then proposed to be implemented, with respect to Commercial Paper issued thereunder, the principal of and interest thereon shall be calculated as if the entire authorized amount of such Commercial Paper Program were to be amortized over a term of thirty (30) years commencing in the year in which such Commercial Paper Program is implemented and with substantially level annual debt service payments; the interest rate used for such computation shall be the average of the variable rates applicable to such Commercial Paper Program during any consecutive 12-month period during the immediately preceding twenty-four (24) months (or a shorter period, commencing on the date of issuance of such Commercial Paper Program) ending within thirty (30) days prior to the date of computation, or (b) with respect to any Commercial Paper Program for which such an average of the variable rates cannot be determined, (i) at a rate equal to 110% of the most recent BMA Index theretofore published in The Bond Buyer, or (ii) if The Bond Buyer is no longer published or no longer publishes the BMA Index, at a rate certified by the Authority's municipal advisor, underwriter or other agent, including a remarketing agent, to be the rate of interest such Commercial Paper Program would bear if issued on the date of computation in the same amount, with the same maturity or maturities, with the same security and bearing interest at a variable rate, taking into consideration whether interest on such Commercial Paper is or is not excluded from gross income for federal income tax purposes;

(x) if moneys or Defeasance Obligations have been irrevocably deposited with and are held by the Trustee or another fiduciary or moneys in the Capitalized Interest Account have been set aside exclusively to be used to pay principal of and/or interest on specified Revenue Bonds, then the principal of and/or interest on to be paid from such moneys, Defeasance Obligations or from the earnings thereon shall be disregarded and not included in calculating the Debt Service Requirement;

(xi) the principal of and/or interest on Revenue Bonds to be paid from Dedicated Revenues or from earnings thereon shall be disregarded and not included in calculating the Debt Service Requirement as provided in Section 4.19 of the Ordinance;

(xii) to the extent not otherwise addressed herein, any payments made by the Authority on a Derivative Agreement shall be treated as part of the Debt Service Requirement on the Designated Debt with respect thereto and all payments received by the Authority on a Derivative Agreement shall be applied to reduce the Debt Service Requirement on the Designated Debt with respect thereto; and

(xiii) with respect to any Revenue Bond that does not clearly fit within (i)-(xii) above, the Debt Service Requirement on such Revenue Bond shall be the amount or amounts certified by the Treasurer and another Authorized Airport Representative as reasonable in a certificate delivered to the Trustee.

“Debt Service Reserve Requirement” means the required amount, if any, to be held in any account of the Revenue Bond Reserve Fund for a series of Revenue Bonds in accordance with the applicable Supplemental Bond Ordinance, as amended; however, with respect to the 2025A-1 Authority Bonds, the Debt Service Reserve Requirement means the 25A-1 Debt Service Reserve Requirement, with respect to the 2025A-2 Authority Bonds, the Debt Service Reserve Requirement means the 15A/19C/25A-2 Debt Service Reserve Requirement, and with respect to the 2025A-3 Authority Bonds, the Debt Service Reserve Requirement means the 16A-2/22B-3/25A-3 Debt Service Reserve Requirement.

“Dedicated Revenues” means passenger facility charges, state and/or federal grants or other moneys which the Authority has dedicated to pay principal of and/or interest on Revenue Bonds in the manner provided under the Ordinance.

“Defeasance Obligations” means with respect to any particular series of Revenue Bonds, any security specified by the Authority in the Supplemental Bond Ordinance as a Defeasance Obligation in connection with the sale of such Revenue Bonds by the Authority.

“Derivative Agreement” means an agreement or contract executed by the Authority in connection with a transaction, agreement or understanding entered into by the Authority in connection with Revenue Bonds or Subordinate Securities in which the Authority and a counterparty agree to exchange payments in the future, including, without limitation, transactions commonly called swap agreements, option agreements in which the counterparty can require the Authority to issue Refunding Revenue Bonds, cap and floor agreements and interest rate swap agreements.

“Designated Debt” shall mean a specific indebtedness designated by the Authority in which such debt shall be offset with a Derivative Agreement, such specific indebtedness to include all or any part of a series or multiple series of Revenue Bonds or Subordinate Securities.

“Event of Default” means an Event of Default as set forth in the Ordinance.

“FF&E Reserve Fund” means the FF&E Reserve Fund held and created by the Authority and funded and used by the Authority as provided in the Master Ordinance.

“Federal Payment” means those funds received by the Airport System from the federal government or any agency thereof as payments for the use of any facilities or services of the Airport System, but excluding grants-in-aid and all mandated payments, including payments from the United States Transportation Security Administration.

“Fiscal Year” means the fiscal year of the Authority being the period from January 1 in any year to the following December 31 or any other period specified by the Authority as its fiscal year for accounting purposes.

“Fund” means any Fund established by this Ordinance.

“General Obligation Bond Interest and Principal Fund” means the General Obligation Bond Interest and Principal Fund established by the Ordinance.

“General Obligation Bonds” means any General Obligation Bonds issued by the Authority pursuant to I.C. 8-22-3-16, or prior provisions of statutes governing the Authority.

“Gross Revenues” means all revenues, income, accounts and general intangibles from the Airport System, including but not limited to rents, charges, landing fees, user charges, revenues from concessionaires, ground rents from Special Purpose Facilities and similar revenues, but excluding revenue from ad valorem taxes or payments in lieu of taxes, payments received on any Investment Swap or Derivative Agreement (other than a Qualified Derivative Agreement), Federal Payments, passenger facility, customer facility and similar charges, grants-in-aid, gifts, investment income, bond or loan proceeds, proceeds from the sale of Airport System capital assets, revenues derived from the reversion of an interest in property following the expiration of a lease, Released Revenues

or rental payments made for Special Purpose Facilities to provide for debt service and for an allocable portion of administrative costs for such facilities.

“Hotel Management Agreement” means the Amended and Restated Hotel Management Agreement between the Authority and Wischermann Partners, Inc., dated as of February 21, 2025, or any successor agreement thereto.

“Hotel Revenue Account” means the Hotel Revenue Account of the Airport System Fund established by the Ordinance.

“Implicit Price Deflator Index” means the Implicit Price Deflator Index published by the United States Bureau of Labor Statistics, as amended and supplemented from time to time, or any successor index thereto.

“Investment Swap” means an agreement or contract executed by the Authority in connection with the investment of funds, in which the Authority and counterparty agree to make payments in the future based upon interest rates, including, without limitation, swap agreements, cap and floor agreements, forward delivery agreements or investment contracts.

“Manager” has the meaning given thereto in the Hotel Management Agreement.

“Manager Account” means the account created by the Authority into which on a monthly basis projected Operating Expenses of the Hotel shall be deposited for use by the Manager for operating the Hotel.

“Net Revenues” means Gross Revenues less Operation and Maintenance Expenses; provided that for certain purposes described herein, any amounts transferred to the FF&E Reserve Fund are also deducted.

“Operation and Maintenance Expenses” means the reasonable, necessary current expenses of the Authority paid or accrued in operating and maintaining the Airport System, including but not limited to (a) costs of collecting Gross Revenues and making refunds; (b) engineering, audit reports, legal and administrative expenses; (c) salaries, wages and other compensation; (d) costs of routine repairs, replacements and renewals; (e) costs of utility services; (f) general administrative overhead of the Authority; (g) material and supplies used in the ordinary course of business; (h) contractual and professional services; (i) costs of insurance and fidelity bonds; (j) costs of carrying out provisions of the Ordinance; (k) the costs for any single item of \$100,000 or less, as adjusted by the Implicit Price Deflator Index, (or such other amount, if any, specified in the Airline Agreement) or which has a useful life of less than two (2) years; and (l) all other routine costs and expenses or costs and expenses required to be paid by the Authority by law. The term “Operation and Maintenance Expenses” shall not include any allowance for depreciation, any debt service, any payment due on a Derivative Agreement, any operation and maintenance expense incurred in connection with Special Purpose Facilities which are reimbursed by the Lessee thereof nor any expenses paid (or the portion) by assets, grants or other moneys received by the Authority, but only to the extent such assets, grants or other moneys are not included in Gross Revenues. Operation and Maintenance.

“Operation and Maintenance Reserve Fund” means the Operation and Maintenance Reserve Fund established by the Ordinance.

“Ordinance” means the Consolidated and Restated Master Bond Ordinance as enacted by the Authority on August 15, 2014, which consolidates and restates General Ordinance No. 04-2002, adopted on December 20, 2002, as subsequently amended by General Ordinances No. 07-2005 and No. 01-2008, including the Supplemental Ordinance for the 2025A Authority Bonds, the 2025 Amendatory Ordinance and any and all Supplemental Ordinances hereafter adopted for the issuance of Revenue Bonds.

“Original Issue Discount Revenue Bond” shall mean Revenue Bonds which are sold at an initial public offering price of less than face value and which are specifically designated as Original Issue Discount Revenue Bonds by the Supplemental Ordinance under which such Revenue Bonds are issued.

“Outstanding” means, as of a particular date, all such Revenue Bonds theretofore and thereupon delivered except: (a) any such Revenue Bond canceled by or on behalf of the Authority at or before said date; (b) any such Revenue Bond defeased pursuant to the defeasance provisions of the ordinance authorizing its issuance, or otherwise defeased as permitted by applicable law; and (c) any such Revenue Bond in lieu of or in substitution for which another Revenue Bond shall have been delivered pursuant to the ordinance authorizing the issuance of such Revenue Bond.

“Owner,” “Bondowner” or “Owner of Revenue Bonds” means the registered owner of any Revenue Bond.

“Paying Agent” means any bank or trust company organized under the laws of any state of the United States or any national banking association designated as Paying Agent or Co-Paying Agent for the Revenue Bonds of any Series, and its successor or successors hereafter appointed in the manner provided in the Ordinance.

“Prepaid Airline Fund” means the Prepaid Airline Fund established by the Ordinance.

“President” means the President elected by the Board pursuant to the provisions of I.C. 8-22-3-9(a).

“Principal Amount” or “principal amount” shall mean, as of any date of calculation, (a) with respect to any Capital Appreciation Revenue Bonds, the Accreted Value thereof (the difference between the stated amount to be paid at maturity and the Accreted Value being deemed unearned interest), (b) with respect to any Original Issue Discount Revenue Bonds, the Accreted Value thereof, unless the Supplemental Bond Ordinance under which such Revenue Bonds were issued shall specify a different amount, in which case, the terms of the Supplemental Bond Ordinance shall control, and (c) with respect to any other Revenue Bonds, the principal amount of such Revenue Bond payable at maturity.

“Program” shall mean a financing program identified in a Supplemental Ordinance, including, but not limited to a Commercial Paper Program, (a) which is authorized and the terms thereof approved by a Supplemental Ordinance adopted by the Authority where the items described in Section 5.01 of the Ordinance have been filed with the Trustee, (b) wherein the Authority has authorized the issuance, from time to time, of notes, Commercial Paper or other indebtedness as Revenue Bonds, and (c) the authorized amount of which has met the additional bonds test set forth in Section 5.01 of the Ordinance and the Outstanding amount of which may vary from time to time, but not exceed the authorized amount set forth in such Supplemental Ordinance.

“Program Obligations” shall mean Revenue Bonds issued and Outstanding pursuant to a Program, other than Unissued Program Obligations.

“Project” means, as it pertains to any particular issue of Revenue Bonds, any use of Revenue Bond proceeds for a Capital Improvement as further described in any Supplemental Bond Ordinance.

“Project Costs” with respect to any Project means costs including the following:

- (i) obligations of the Authority and all contractors incurred for labor and materials in connection with the construction, installation and equipping of the Project;
- (ii) the cost of contract bonds and insurance of all kinds that may be required or necessary during the construction of the Project;
- (iii) all costs of architectural and engineering services, including the costs of the Authority for test borings, surveys, estimates, plans and specifications and preliminary investigation therefor, and for supervising construction, as well as for the performance of all other duties required by or consequent upon the proper construction of the Project;
- (iv) all expenses incurred in connection with the issuance of Revenue Bonds, including, without limitation, compensation and expenses of the Trustee, Registrar and Paying Agents, expenses of the Authority, legal and accounting expenses and fees, payments on a Derivative Agreement, costs of printing and engraving, recording and filing fees, compensation of underwriters, rating agency fees, costs of financial services, and interest;
- (v) all sums required to reimburse the Authority for advances made by it for any of the above items or for any other costs incurred and for work done, whether before or after the adoption of this Ordinance, which are properly chargeable to the Project; and
- (vi) all other components of cost of labor, materials, machinery and equipment and financing charges attributable to the Projects to the extent permitted by the Act.

“Qualified Derivative Agreement” means a Derivative Agreement with respect to which:

(i) the counterparty to such Derivative Agreement shall be rated or guaranteed by a party that is rated, at the time of execution of such Derivative Agreement in a category not lower than the A category now used by each Rating Agency (if such then exist); and

(ii) the Authority shall have determined by certificate filed with the Trustee to treat the Derivative Agreement as a Qualified Derivative Agreement under this Ordinance.

“Rating Agency” and “Rating Agencies” shall mean any nationally recognized rating agency of municipal obligations, but only if such Rating Agencies have been requested by the Authority to maintain a rating on the Revenue Bonds and such Rating Agencies are then maintaining a rating on any of the Revenue Bonds.

“Registrar” means any bank or trust company organized under the laws of any state of the United States or any national banking association designated as Registrar by the Authority to perform the duties set forth in Article VIII of the Ordinance.

“Released Revenues” means revenues (including any revenues, fees, income and receipts that would otherwise be considered to be Gross Revenues) which the Authority has determined to designate as Released Revenues in accordance with the provisions of the Ordinance.

“Renewal and Replacement Fund” means the Renewal and Replacement Fund established by the Ordinance.

“Repayment Obligations” shall mean an obligation arising under a written agreement between the Authority and a credit provider pursuant to which the Authority agrees to reimburse the credit provider for amounts paid through a credit facility and used to pay debt service on any Revenue Bonds and all other amounts due and owing to a credit provider under a credit facility, or an obligation arising under a written agreement of the Authority and a liquidity provider pursuant to which the Authority agrees to reimburse the liquidity provider for amounts paid through a liquidity facility to be used to purchase Revenue Bonds and all other amounts due and owing to a liquidity provider under a liquidity facility.

“Revenue Bond Interest and Principal Fund” means the Revenue Bond Interest and Principal Fund established by the Ordinance.

“Revenue Bond Reserve Fund” means the Revenue Bond Reserve Fund established by the Ordinance with separate accounts as established in a Supplemental Ordinance for any issue of Revenue Bonds.

“Revenue Bonds” means the bonds, notes or other obligations authorized to be issued pursuant to the Ordinance as Revenue Bonds or Completion Revenue Bonds secured in whole or in part by a first priority lien on the Net Revenues.

“Secretary” means the Secretary appointed by the Board pursuant to the provisions of I.C. 8-22-3-11(17).

“Secured Bonds” for each individual reserve account means any applicable Authority Bonds, Outstanding Authority Bonds and any other Revenue Bonds that an Authorized Airport Representative shall determine to secure with a specific Authority Reserve Account. For the 15A/19C/25A-2 Reserve Account, the outstanding and unrefunded 2015A Authority Bonds, the 2019C Authority Bonds and the 2025A-2 Authority Bonds are collectively, the Secured Bonds. For the 16A-2/22B-3/25A-3 Reserve Account, outstanding 2016A-2 Authority Bonds, 2022B-3 Authority Bonds, and 2025A-3 Authority Bonds, are collectively, the Taxable Secured Bonds.

“Special Purpose Facilities” means facilities which are leased from the Authority pursuant to which the lessee agrees to pay to the Authority rentals or fees sufficient to pay the principal and interest on bonds issued to pay the cost of construction of the Special Purpose Facility plus such further rentals or fees necessary to maintain all reserves or pay necessary administrative expenses required for Special Purpose Facilities.

“Subordinate Securities” means each series of bonds, notes or other obligations permitted to be issued by the Authority pursuant to Section 5.04 of the Ordinance as Subordinate Securities secured in whole or in part by liens on the Net Revenues that are junior and subordinate to the lien on Net Revenues securing payment of Revenue Bonds.

“Subordinate Securities Interest and Principal Fund” means the Subordinate Securities Interest and Principal Fund established by the Ordinance.



“Subordinate Securities Reserve Fund” means the Subordinate Securities Reserve Fund established by the Ordinance.

“Supplemental Bond Ordinance” means, with respect to a series of Revenue Bonds, the Supplemental Ordinance pursuant to which such series was issued.

“Supplemental Ordinance” means each ordinance enacted by the Authority for the issuance of Revenue Bonds or Subordinate Securities or to amend or supplement this Ordinance.

“Synthetic Fixed Rate Debt” shall mean indebtedness issued by the Authority which: (a) is combined, as Designated Debt, with a Qualified Derivative Agreement and creates, in the opinion of an Underwriter, a substantially fixed-rate maturity or maturities for a term not exceeding such maturity or maturities, or (b) consisting of an arrangement in which two inversely related variable-rate securities are issued in equal notional amounts with interest based on off-setting indices resulting in a combined payment which is economically equivalent to a fixed rate.

“Tax-Exempt Bonds” means any Revenue Bonds or Subordinate Securities the interest on which, when issued, the Authority expected to be excludable from gross income of the Owners thereof for federal income tax purposes.

“Taxable Bonds” means any Revenue Bonds or Subordinate Securities the interest on which, when issued, the Authority expected to not be excludable from gross income of the Owners thereof for federal income tax purposes.

“Tender Indebtedness” shall mean any Revenue Bonds or portions of Revenue Bonds a feature of which is an option or an obligation on the part of the holders, under the terms of such Revenue Bonds, to tender all or a portion of such Revenue Bonds to the Authority, the Trustee, the Paying Agent or other fiduciary or agent or credit provider for payment or purchase and requiring that such Revenue Bonds or portions of Revenue Bonds be purchased if properly presented.

“Treasurer” means the Treasurer appointed by the Board pursuant to the provisions of I.C. 8-22-3-11(17) and I.C. 8-22-3-20.

“Trustee” means any and all Trustees or successor Trustees designated in a Supplemental Bond Ordinance.

“Underwriters” means the underwriters, as designated in the Supplemental Bond Ordinance of each particular issue of Revenue Bonds for which the term refers.

“Unissued Program Obligations” shall mean the Revenue Bonds authorized to be issued pursuant to a Program, issuable in an amount up to the authorized amount relating to such Program, which have been approved for issuance by the Authority pursuant to a Supplemental Bond Ordinance adopted by the Authority and with respect to which Program the items described in Section 5.01 of the Ordinance have been filed with the Trustee but which have not yet been authenticated and delivered pursuant to the Program documents.

“Variable Rate Indebtedness” shall mean any Revenue Bond or Revenue Bonds the interest rate on which is not, at the time in question, fixed to maturity, excluding any Commercial Paper Program.

“Vice President” means the Vice President elected by the Board pursuant to the provisions of I.C. 8-22-3-9(a).

“2025 Amendatory Ordinance” means the Authority’s General Ordinance No. 01-2025 which amends the General Ordinance 05-2014 and Supplemental Ordinance No. 05-2024.

“25A-1 Debt Service Reserve Requirement” means the least of the following: (1) the maximum annual principal and interest due on the 2025A-1 Authority Bonds in any future calendar year; (2) 125% of the average annual principal and interest payments due on the 2025A-1 Authority Bonds in any future calendar year; and (3) 10% of the original principal amount of the 2025A-1 Authority Bonds.

“15A/19C/25A-2 Debt Service Reserve Requirement” means the least of the following: (1) the maximum annual principal and interest due on the applicable Secured Bonds in any future calendar year; (2) 125% of the average annual principal and interest

payments due on the applicable Secured Bonds in any future calendar year; and (3) 10% of the original principal amount of the applicable Secured Bonds.

“16A-2/22B-3/25A-3 Debt Reserve Requirement” means the least of the following: (1) the maximum annual principal and interest due on the Taxable Secured Bonds in any future calendar year; (2) 125% of the average annual principal and interest payments due on the Taxable Secured Bonds in any future calendar year; and (3) 10% of the original principal amount of the Taxable Secured Bonds.

“25A-1 Reserve Account” means the 25A-1 Account of the Revenue Bond Reserve Fund established for the 2025A-1 Authority Bonds.

“15A/19C/25A-2 Reserve Account” means the 19C/25A-2 Account of the Revenue Bond Reserve Fund established for the outstanding and unrefunded 2015A Authority Bonds, the 2019C Authority Bonds, and the 2025A-2 Authority Bonds.

“16A-2/22B-3/25A-3 Reserve Account” means the 16A-2/22B-3/25A-3 Account of the Revenue Bond Reserve Fund established for the outstanding 2016A-2 Authority Bonds, the 2022B-3 Authority Bonds, and the 2025A-3 Authority Bonds.

### **Creation of Funds and Accounts**

- (a) The Ordinance establishes special Funds and Accounts including the Airport System Fund, the Revenue Bond Interest and Principal Fund (including a Capitalized Interest Account) and the Revenue Bond Reserve Fund.
- (b) In addition, the Authority may provide for additional funds from time to time for accounting and rate-setting purposes, the provisions of which the Authority may amend without the consent of the Trustee or any bondholder. At this time, the Authority has created the General Obligation Bond Interest and Principal Fund, the General Obligation Bond Reserve Fund, the Subordinate Securities Interest and Principal Fund, the Subordinate Securities Reserve Fund, the Operation and Maintenance Reserve Fund, the Renewal and Replacement Fund, the Capital Improvement Fund, the Coverage Fund and the Prepaid Airline Fund.

Under the Ordinance, the Airport System Fund and any fund described in (b) above must be maintained as separate funds or accounts on the books of the Authority, and all amounts credited to such funds will be maintained in an official depository bank of the Authority. Moreover, the Ordinance provides that the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund, which constitute trust funds for the owners of the Revenue Bonds, will be maintained with the Trustee subject to the terms and conditions of the Ordinance.

### **Airport System Fund**

All Gross Revenues shall be deposited as received into the Airport System Fund. As part of the Airport System, Hotel revenues are deposited into the Hotel Account as a part of the Airport System Fund. In addition, the Authority may deposit into the Airport System Fund any Federal Payments, provided that, so long as such Federal Payments are excluded from the definition of Gross Revenues, such Federal Payments shall not be required to be applied for any debt service or reserves therefor. Moneys from time to time credited to the Airport System Fund shall be applied as follows in the following order of priority:

- (i) First, to apply and use sufficient amounts to pay and to provide for the payment of all current Operation and Maintenance Expenses.
- (ii) Second, to transfer all amounts to the Revenue Bond Interest and Principal Fund.
- (iii) Third, to transfer all amounts to the Revenue Bond Reserve Fund required by the Ordinance or any Supplemental Bond Ordinance.

Moneys remaining in the Airport System Fund, after making the deposits provided above, shall be held by the Authority for application at a future time as provided above or for deposit to any other account or fund of the Authority or for any other purpose of the Authority.

After making the deposits mentioned above, the Authority also agrees, to the extent moneys are available, to make deposits from the Airport System Fund as follows:

- (i) First, to transfer all amounts to the General Obligation Bond Interest and Principal Fund required by any ordinance authorizing the issuance of General Obligation Bonds;
- (ii) Second, to transfer all amounts to the General Obligation Bond Reserve Fund required by any ordinance authorizing the issuance of General Obligation Bonds;
- (iii) Third, to transfer all amounts to the Subordinate Securities Interest and Principal Fund required by any Supplemental Ordinance authorizing the issuance of Subordinate Securities;
- (iv) Fourth, to transfer all amounts to the Subordinate Securities Reserve Fund required by any Supplemental Ordinance authorizing the issuance of Subordinate Securities;
- (v) Fifth, to transfer all amounts to the FF&E Reserve Fund required by the Ordinance.
- (vi) Sixth, to transfer all amounts to the Operation and Maintenance Reserve Fund required by this Ordinance or any Supplemental Ordinance;
- (vii) Seventh, to transfer all amounts to the Renewal and Replacement Fund required by this Ordinance or any Supplemental Ordinance;
- (viii) Eighth, to transfer amounts to the Capital Improvement Fund as provided in the Ordinance;
- (ix) Ninth, to transfer amounts to the Coverage Fund as provided in the Ordinance; and
- (x) Tenth, to transfer all amounts to the Prepaid Airline Fund as provided in the Ordinance.

Notwithstanding the Authority's agreement to deposit moneys as provided in (i)- (x) above, the Authority may alter, amend or terminate any of these funds without Bondowner or Trustee consent.

### **Revenue Bond Interest and Principal Fund**

Amounts in the Revenue Bond Interest and Principal Fund will be disbursed solely for the purpose of making timely payment of principal of, and interest and redemption premiums, if any, on, the Revenue Bonds, and to make all regularly scheduled payments on and pay all fees charged in connection with Qualified Derivative Agreements, bond insurance, letters of credit, lines of credit or other credit or liquidity facilities, tender agent agreements and any similar agreements pertaining to the Revenue Bonds. The Authority may create a Capitalized Interest Account of the Revenue Bond Interest and Principal Fund for any series of Revenue Bonds.

Moneys received by the Authority pursuant to any Qualified Derivative Agreement will be deposited into the Revenue Bond Interest and Principal Fund, and moneys paid by the Authority pursuant to any Qualified Derivative Agreement will be paid from the Revenue Bond Interest and Principal Fund. In the event that the moneys in the Revenue Bond Interest and Principal Fund shall be insufficient to pay the amounts described in the Supplemental Bond Ordinance adopted for each series of Revenue Bonds, the Trustee will apply the moneys in the Revenue Bond Interest and Principal on a pro rata basis (except that Dedicated Revenues shall only be applied to the extent allowed by law) to pay such amounts prior to taking into consideration the amounts on deposit in any account of the Revenue Bond Reserve Fund.

### **Revenue Bond Reserve Fund**

The Authority is authorized to specify in the Supplemental Ordinance authorizing a series of Revenue Bonds that an account or accounts of the Revenue Bond Reserve Fund may be maintained for such Revenue Bonds and the provisions with respect thereto or that no account of the Revenue Bond Reserve Fund is being created for such Revenue Bonds. In addition, the Ordinance provides that the reserve requirement for any series of Revenue Bonds may be satisfied by a surety bond, insurance policy or letter of credit

(each, a “Reserve Policy”). See “SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS—Revenue Bond Reserve Fund.”

### **General Obligation Bond Interest and Principal Fund**

Amounts in the General Obligation Bond Interest and Principal Fund will be disbursed solely for the purpose of paying principal of, interest and redemption premiums, if any, on, the General Obligation Bonds, or to purchase General Obligation Bonds on the open market, and to pay all bank charges, costs of any credit and liquidity facilities and other costs pertaining to the General Obligation Bonds or such payments.

### **General Obligation Bond Reserve Fund**

Amounts in the General Obligation Bond Reserve Fund will be maintained and transferred in accordance with the Supplemental Ordinance of the Authority authorizing the issuance of General Obligation Bonds.

### **Subordinate Securities Interest and Principal Fund**

The Authority will set forth in any Supplemental Ordinance authorizing a series of Subordinate Securities the provisions with respect to the Subordinate Securities Principal and Interest Fund.

### **Subordinate Securities Reserve Fund**

Amounts in the Subordinate Securities Reserve Fund will be maintained and transferred in accordance with the Supplemental Ordinance of the Authority authorizing the issuance of Subordinate Securities.

### **FF&E Reserve Fund**

The Authority has created and will maintain, so long as the Authority owns the Hotel or so long as the Authority is required to maintain such fund as part of the Franchise Agreement related to the Hotel, a reserve fund for the periodic replacement of the furniture, fixtures and equipment related to such Hotel. After the opening of the Hotel, the Authority shall transfer from the Hotel Revenue Account to the FF&E Reserve Fund no later than the first business day of each month, the portion of the Hotel revenues that are required to be deposited by the Authority pursuant to the Franchise Agreement related to the Hotel. As needed for periodic improvements or other replacement of FF&E (as defined in the Hotel Management Agreement) required by the Franchise Agreement or as otherwise determined by the Authority, the Authority may disburse funds from the FF&E Reserve Fund as permitted under the Franchise Agreement.

### **Operation and Maintenance Reserve Fund**

The Authority shall fund and maintain a balance of money and investments in the Operation and Maintenance Reserve Fund at least equal to two (2) months current Operation and Maintenance Expenses or such other amount as agreed to in any Airline Agreement. The amount required to be held in this Fund will be determined annually at the time of approval of the annual budget for the following Fiscal Year for the Airport System pursuant to the Ordinance. The balance in this fund will be evaluated monthly in light of current Operation and Maintenance Expense expectations, and on or before the last business day of each month, after making all required payments and provision for payment of Operation and Maintenance Expenses and all required transfers, the Authority may transfer from the Airport System Fund, to the extent amounts are available, to the Operation and Maintenance Reserve Fund the amount needed to establish or reestablish the balance in the Operation and Maintenance Reserve Fund to that level required in the Ordinance. Amounts credited to the Operation and Maintenance Reserve Fund may be used at any time: first, to pay for any Operation and Maintenance Expenses for which amounts are not otherwise available in the Airport System Fund; second, to the extent any amounts are remaining, to be transferred to the Revenue Bond Interest and Principal Fund, the Revenue Bond Reserve Fund, the General Obligation Bond Interest and Principal Fund, the General Obligation Bond Reserve Fund, the Subordinate Securities Interest and Principal Fund or the Subordinate Securities Reserve Fund to the extent of any deficiency; third, to pay any costs or expenses payable from the Renewal and Replacement Fund for which there are insufficient amounts in the Renewal and Replacement Fund; and fourth, to the extent any excess amounts remain, for transfer to the Capital Improvement Fund.

## **Renewal and Replacement Fund**

The Authority may fund and maintain, as hereinafter provided, a balance of money and investments in the Renewal and Replacement Fund at least equal to the greater of \$2,000,000, as adjusted by the Implicit Price Deflator Index beginning from 2001, or two percent (2%) of all Airport System Operation and Maintenance Expense (excluding for this purpose the Operation and Maintenance Expense for the Hotel) or such other larger amount agreed to in any Airline Agreement. On or before the last business day of each year, if the Renewal and Replacement Fund contains less than such amount, or such greater amount as may be recommended by the Airport Consultant and approved by the Board, after all required payments and provision for payment of Operation and Maintenance Expenses and all required transfers to the Revenue Bond Interest and Principal Fund, the Revenue Bond Reserve Fund, the General Obligation Bond Interest and Principal Fund, the General Obligation Bond Reserve Fund, the Subordinate Securities Interest and Principal Fund, and the Subordinate Securities Reserve Fund, there shall be transferred from the Airport System Fund as of the last day of each Fiscal Year, to the extent funds are available therein, to the Renewal and Replacement Fund, an amount equal to the greater of \$100,000 or one-fourth (1/4) of the deficiency therein. Amounts from time to time credited to the Renewal and Replacement Fund may be used at any time first, to pay for any extraordinary costs of replacing depreciable property and equipment of the Airport System (other than the Hotel) and making extraordinary repairs, replacements or renovations of the Airport System (other than the Hotel); second, to pay any Operation and Maintenance Expenses for which insufficient amounts are available in the Airport System Fund; third, to the extent any amounts are remaining, to be transferred to the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund, to the extent of any deficiency therein; and fourth, to the extent any amounts are remaining in excess of such minimum reserve requirement to be transferred to the Capital Improvement Fund.

## **Capital Improvement Fund**

The Authority may disburse amounts in the Capital Improvement Fund for any lawful purpose of the Authority, including without limitation to pay for any Capital Improvements, to pay for any costs of replacing any depreciable property or equipment in the Airport System, to pay for any major or extraordinary repairs, replacements or renewals of the Airport System, to make any payments to be made by the Authority on an Investment Swap or a Derivative Agreement, to acquire land or any interest therein, to pay any lease or contractual obligations not otherwise paid as Operation and Maintenance Expenses for any lawful purpose of the Authority and to make any transfers required to cure any deficiencies in any Funds.

## **Coverage Fund**

The Authority may, after making all required payments and transfers, deposit Gross Revenues to the Coverage Fund for the purpose of establishing future coverage on Outstanding Authority Bonds. Moneys in the Coverage Fund may be used for any lawful purpose of the Authority.

## **Prepaid Airline Fund**

Any amount in the Prepaid Airline Fund at the end of any Fiscal Year shall be used as a credit in calculating the required rentals and fees under the Ordinance for the following Fiscal Year. After making such credit, however, such moneys may ultimately be used for any Airport System purpose deemed necessary by the Authority.

## **Investment of Funds**

Moneys in all Funds will, at the option and direction of the Authority, be invested and secured in the manner required by law for public funds in direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by the United States of America, in obligations of any agencies or instrumentalities of the United States of America or in any other investment authorized by Indiana law; provided that all such deposits and investments must be made in such manner that the money required to be expended from any Fund will be available at the proper time or times. For purposes of maximizing investment returns, money in such Funds may be invested, together with money in other Funds or with other money of the Authority, in common investments of the kind described above, or in a common pool of such investments maintained by the Authority or the Trustee which will not be deemed to be a loss of the segregation of such money or Funds so long as safekeeping receipts or certificates of participation or other documents clearly evidencing the investment or investment pool in which such money is invested, and the share thereof purchased with such money or owned by such Fund, are held by or on behalf of each such Fund. If, and to the extent necessary, such investments or participations therein will be promptly sold to prevent any default.

Interest and income derived from the deposit and investment of amounts held in all Funds will be transferred or credited monthly to the Airport System Fund or such other Fund as the Authority shall direct, except as follows: (a) all interest and income derived from deposits and investments in any Fund will remain in such Fund to the extent necessary to accumulate the balance required to be maintained therein; and (b) all interest and income derived from deposits and investments held in any Construction Fund will remain in such Construction Fund for application on Project Costs until such Projects are complete, at which time all moneys in the Construction Fund will be transferred to: (i) any account or fund as provided in the Supplemental Ordinance pursuant to which such moneys were deposited into the Construction Fund; (ii) the Revenue Bond Interest and Principal Fund or the Revenue Bond Reserve Fund if needed to eliminate deficiencies therein; and (iii) then to the Capital Improvement Fund or such other Fund as the Authority shall direct.

### **Dedicated Revenues**

From time to time the Authority may adopt an ordinance or resolution irrevocably designating certain passenger facilities charges, state and/or federal grants or other moneys received by the Authority (and not otherwise treated as Gross Revenues) as Dedicated Revenues to be used exclusively to pay debt service on Revenue Bonds. In such ordinance or resolution, the Authority shall elect to exclude from the Debt Service Reserve Requirement, an amount of principal of and/or interest on Revenue Bonds in an amount equal to such Dedicated Revenues. If the Authority adopts an ordinance or resolution as described in this paragraph, the Authority shall transfer such Dedicated Revenues into the Revenue Bond Interest and Principal Fund at such time as is needed to pay such debt service when due.

### **Released Revenues**

The Authority may identify and determine that any revenues (including revenues, fees, income and receipts that would otherwise be considered to be Gross Revenues) are to be designated as Released Revenues by filing the following items with the Trustee:

- (a) a written request of an Authorized Airport Representative to release such revenues, accompanied by a certificate of such Authorized Airport Representative certifying the Authority is in compliance with all requirements of the Ordinance;
- (b) either: (i) an Accountant's Certificate to the effect that Net Revenues, excluding the revenues proposed to become Released Revenues, less any deposits to the FF&E Reserve Fund for each of the two (2) latest Fiscal Years for which audited financial reports are available were equal to at least 135% of the Debt Service Requirement for each of such Fiscal Years; or (ii) a certificate of an Airport Consultant to the effect that based upon current knowledge of the operation of the Airport, Net Revenues, excluding the revenues proposed to become Released Revenues, less any deposits to the FF&E Reserve Fund for the current Fiscal Year will be equal to at least 135% of the Debt Service Requirement for such Fiscal Year;
- (c) Proof of notice provided to each Rating Agency of the Authority's intent to release such revenues from the definition of Gross Revenues; and
- (d) an opinion of bond counsel to the effect that the exclusion of such revenues from the definition of Gross Revenues and from the pledge, charge and lien of the Ordinance will not adversely affect the tax exempt status of the interest on any Outstanding Tax Exempt Bond under the Ordinance.

In such event, the Released Revenues shall not be deposited in or shall be released from the Airport System Fund and shall not be pledged as security for the Revenue Bonds.

### **Additional Authority Bonds**

One or more series of Additional Authority Bonds payable from and secured by a lien on the Net Revenues on a parity with any Outstanding Authority Bonds may be issued subject to the provisions of Section 5.01 of the Ordinance. See "SECURITY AND SOURCES OF PAYMENT FOR THE 2025A AUTHORITY BONDS – Additional Bonds—Authority Revenue Bonds" contained in this Official Statement.

## **Rate Covenant**

The Authority covenants that it will at all time fix, charge, impose and collect rentals, rates, fees and other charges for the use of the Airport System, and, to the extent it legally may do so, revise the same as may be necessary or appropriate, in order that upon measurement in each Fiscal Year the Net Revenues, together with moneys in the Coverage Fund, less any deposits to the FF&E Reserve Fund, will at all times be at least sufficient to equal the larger of either: (i) all amounts required to be deposited in such Fiscal Year to the credit of the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund; or (ii) an amount not less than 125% of the annual principal and interest due for all Revenue Bonds for such Fiscal Year. Annually, the Authority shall file with the Trustee a certificate showing compliance with the terms of the Rate Covenant. If the Net Revenues, together with moneys in the Coverage Fund, less any deposits to the FF&E Reserve Fund, in any Fiscal Year are less than the amounts specified above, the Authority promptly, upon receipt of any notification by the Treasurer following the Treasurer's quarterly review of the financial position of the Authority or upon receipt of the annual audit for such Fiscal Year, must request the Airport Consultant to make its recommendations, if any, as to a revision of the Authority's rentals, rates, fees and other charges, its Operation and Maintenance Expenses or the method of operation of the Airport System in order to satisfy as quickly as practicable the foregoing requirements. Copies of such request and the recommendations of the Airport Consultant, if any, shall be filed with the Authority and the Trustee. So long as the Authority substantially complies in a timely fashion with the recommendations of the Airport Consultant, the Authority will not be deemed to have defaulted in the performance of its duties under the Ordinance even if the resulting Net Revenues, together with moneys in the Coverage Fund, are not sufficient to be in compliance with the Rate Covenant, so long as there is no other default under the Bond Ordinance. For the purpose of complying with the foregoing requirements, the Authority shall include within Net Revenues in any Fiscal Year, amounts transferred or credited from the Prepaid Airline Fund to the Airport System Fund on or before the first day of such Fiscal Year pursuant to Section 4.16 of the Ordinance and shall exclude from the interest due on Revenue Bonds any interest paid from moneys in the Capitalized Interest Account. In addition, clause (viii), (x) and (xi) of the definition of Debt Service Requirement shall be applied to the determination on Revenue Bonds in the Rate Covenant.

## **Operation and Maintenance of Airport System**

So long as any Revenue Bonds remain outstanding, the Authority covenants that it will at all times maintain and operate the Airport System, or within the limits of its authority cause the same to be maintained and operated, in good and serviceable condition.

## **Sale or Encumbrance of Airport System**

Except as permitted in the Ordinance, neither all nor a substantial part of the Airport System or any property necessary to the operation and use of the Airport System will be sold, leased, mortgaged, pledged, encumbered, alienated or otherwise disposed of.

The Authority may enter into a management contract or lease of all or substantially all of the Airport System or any lesser part thereof, on the condition that the manager or lessee agrees to comply with and perform all of the duties of the Authority under the provisions of the Ordinance (except those expressly retained by the Authority). Subject to such conditions, the Authority may delegate to such manager or lessee all or a portion of the Authority's rights and duties under the Ordinance. In such event, after providing for the deposits required by the Ordinance, the lessee may compensate the Authority for the lessee's use of such property from Gross Revenues in the Airport System Fund for deposit into the Capital Improvement Fund.

The Authority may also execute any leases, licenses, easements, or other agreements of any part of the Airport System in connection with the operation of the Airport System by the Authority, or in connection with any Special Purpose Facilities located at any airport within the Airport System.

The Authority may sell, exchange, lease or otherwise dispose of, or exclude from the Airport System, any property constituting a part of the Airport System which the Authorized Airport Representative certifies (i) to be no longer useful in the construction or operation of the Airport System, (ii) to be no longer necessary for the efficient operation of the Airport System, or (iii) to have been replaced by other property of at least equal value. The net proceeds of any such sale or disposition of any Airport System property (or the fair market value of any property so excluded) will be used for the purpose of replacing properties at the Airport System or will be paid into the Airport System Fund for the purposes thereof.

In addition, the Authority may transfer all or a substantial part of the Airport System to another body corporate and politic which assumes the Authority's obligations under the Ordinance and in any Supplemental Ordinance, if, in the written opinion of the Airport Consultant, the ability to meet the rate covenant and other covenants under the Ordinance and in any Supplemental Ordinance are not materially and adversely affected. In the event of any such transfer and assumption, the Authority may retain any facility of the Airport System, if, in the written opinion of the Airport Consultant, such retention will not materially and adversely affect nor unreasonably restrict such other entity's ability to comply with the requirements of the rate covenant and the other covenants of the Ordinance and in any Supplemental Ordinance.

## **Insurance**

The Ordinance requires the Authority to keep the Airport System insured with insurers of good standing against risks, accidents or casualties against which and to the extent customarily insured against by, and with deductible and self-insurance provisions customarily utilized by, operators operating similar properties, to the extent that such insurance is reasonably available. To the extent the Authority self-insures its insurance risks in an amount greater than \$5,000,000, the Authority will provide to the Trustee a report of an independent insurance consultant satisfactory to the Trustee that its self-insurance program is funded in accordance with industry standards.

## **Accounts, Records and Audits**

So long as any Revenue Bonds remain outstanding, the Authority covenants and agrees that it will maintain a proper and complete system of records and accounts pertaining to the Gross Revenues and the operation of the Airport System, in which full, true and proper entries will be made of all dealings, transactions, business and affairs which in any way affect or pertain to the Gross Revenues and the Airport System. The Authority will, within 120 days after the close of each Fiscal Year or as soon thereafter as practicable, cause an audit report of such records and accounts to be prepared by an independent certified public accountant or independent firm of certified public accountants, which will calculate the Gross Revenues, Net Revenues and Debt Service Requirement for such Fiscal Year and will set forth a calculation to demonstrate whether the Authority has satisfied the rate covenant contained in the Ordinance. In addition, the Authority will each year, either as a part of its annual audit or by separate engagement, cause an independent certified public accountant or independent firm of certified public accountants to prepare an annual report. Each year promptly after such reports are prepared, the Authority will furnish copies thereof to any registered owners of Revenue Bonds who so request.

## **Tax Exemption**

So long as any Tax Exempt Bonds remain outstanding, the Authority covenants that it will not take, or omit to take, any acts, including without limitation entering into any lease, operating agreement or other contract for the operation of all or any portion of the Airport System or pledge to the payment of the Tax Exempt Bonds any revenues or fail to make any required payment or rebate of interest earnings, if to do so would cause interest on any Tax Exempt Bonds to be includable within the gross income of the Owners thereof for federal income tax purposes. See "TAX MATTERS" contained in this Official Statement.

Notwithstanding the foregoing, the Authority may issue taxable Revenue Bonds in the manner and pursuant to the terms set forth in the Ordinance.

## **Events of Default and Remedies of Owners of Revenue Bonds**

Each of the following constitutes an Event of Default under the Ordinance:

- (a) Default in the punctual payment of principal or redemption premium, if any, due to be paid on any Revenue Bond, whether at maturity or by call or proceedings for redemption or otherwise; or
- (b) Default in the punctual payment of any installment of (1) interest due to be paid on any Revenue Bond or (2) any regularly scheduled payment due on a Qualified Derivative Agreement, or (3) any payment due on a Repayment Obligation (after the lapse of any applicable grace period); or
- (c) Default in the performance or observance of any other covenant, agreement or condition required to be performed or observed by the Authority under the Ordinance or in any of the Revenue Bonds,



continuing for 90 days after written notice of such default is given to the Authority by the Trustee or to the Authority and the Trustee by the owners of not less than 25% of the aggregate principal amount of Outstanding Authority Bonds; provided that if such default is correctable, but cannot be corrected within 90 days, it will not constitute an Event of Default if the Authority institutes and diligently pursues corrective action, within such period, until the default is corrected or, if such action involves legal action, the default is determined to be not correctable as a matter of law by a court of competent jurisdiction; or

- (d) Certain voluntary or involuntary proceedings in bankruptcy or reorganization.

So long as the Event of Default has not been remedied, either the Trustee, upon written notice to the Authority, or the owners of not less than 25% in aggregate principal amount of Outstanding Authority Bonds, upon notice to the Authority and the Trustee, may declare that an Event of Default has occurred. Any such declaration may be waived if, prior to the maturity of all of the Outstanding Authority Bonds, all overdue installments of interest upon the Revenue Bonds, together with interest on such overdue installments to the extent permitted by law, and all other sums then payable by the Authority under the Ordinance are made good or are secured to the satisfaction of the Trustee, and if (i) the owners of not less than 50% of the aggregate principal amount of Outstanding Authority Bonds rescind such declaration by written notice to the Trustee and the Authority or (ii) the Trustee has acted on its own without written direction to the contrary by the owners of not less than 25% of the aggregate principal amount of Outstanding Authority Bonds.

If an Event of Default has occurred, and has not been remedied, the Trustee may proceed, and upon the written request of the owners of not less than 25% of the aggregate principal amount of the Outstanding Authority Bonds and the provision for indemnification required under the Ordinance, must proceed to protect the rights of the owners of the Revenue Bonds under the Act or the Ordinance by such actions at law or in equity as the Trustee, upon the advice of counsel, deems to be most effectual in protecting the interests of the owners of the Revenue Bonds.

During the continuance of an Event of Default, the Trustee or receiver appointed pursuant to the Ordinance will apply all moneys, securities, funds and revenues received by the Trustee pursuant to any right given or action taken under the provisions of the Ordinance as follows and in the following order:

- (i) Expenses of Fiduciaries - to the payment of the reasonable and proper charges, expenses and liabilities of the Trustee, Registrar or Paying Agent, or any successor thereof, appointed and serving in such capacity pursuant to the Ordinance;
- (ii) Operation and Maintenance Expenses - to the payment of the amounts required for reasonable and necessary Operation and Maintenance Expenses and for the reasonable renewals, repairs and replacements of the Airport System necessary in the judgment of the Trustee to prevent a loss of revenues;
- (iii) Principal and redemption premium, if any, and interest - to the payment of the interest, principal and redemption premium, if any, then due on the Revenue Bonds and Repayment Obligations and regularly scheduled payments on a Qualified Derivative Agreement, as follows:

FIRST: Interest - to the payment to the persons entitled thereto of all installments of interest then due in the order of the maturity of such installments, together with accrued and unpaid interest on the Revenue Bonds and Qualified Derivative Agreements or the interest component of any Repayment Obligations theretofore called for redemption, and, if the amount available is not sufficient to pay in full any installment or installments maturing on the same date, then to the payment thereof ratably, according to the amounts due thereon, to the persons entitled thereto, without any discrimination or preference; and

SECOND: Principal and redemption premium, if any - to the payment to the persons entitled thereto of the unpaid principal and redemption premium, if any, of any Revenue Bonds or the principal component of any Repayment Obligations which have become due, whether at maturity or by call for redemption, in the order of their due dates, and, if the amount available is not sufficient to pay in full all the Revenue Bonds due on any date, then to the payment thereof

ratably, according to the amounts of principal and redemption premium, if any, due on such date, to the persons entitled thereto, without any discrimination or preference.

The owners of a majority in principal amount of Outstanding Authority Bonds may direct the time, method and place of conducting any proceeding for any remedy available to the Trustee upon the continuance of an Event of Default, unless (a) the Trustee is advised by counsel that the action or proceeding so directed may not be lawfully taken, (b) the Trustee determines in good faith that the action or proceeding so directed would involve the Trustee in personal liability for which provision for indemnification has not been made, or (c) the Trustee determines that the action or proceeding so directed would be unjustly prejudicial to the owners of Revenue Bonds which are not parties to such direction.

### **Discharge by Deposit**

The Ordinance provides that the Authority may discharge its obligations to the Owners of any or all of the Revenue Bonds to pay principal thereof, interest and redemption premium (if any) thereon, by depositing with the Trustee cash in an amount equal to the principal amount and redemption premium, if any, of Revenue Bonds plus interest thereon to the date of maturity or redemption, or by depositing either with the Trustee or with any national banking association with capital and surplus in excess of \$100,000,000, pursuant to an escrow or trust agreement to which the Trustee is a party, cash and/or Defeasance Obligations in principal amounts and maturities, and bearing interest at rates sufficient to provide for the timely payment of the principal amount and redemption premium, if any, of such Revenue Bonds plus interest thereon to the date of maturity or redemption. Upon such deposit, such Revenue Bonds will no longer be regarded to be Outstanding or unpaid. If any Revenue Bonds are to be redeemed on any date prior to their maturity, the Authority will give irrevocable instructions to the Trustee to mail notice of redemption to the Owners of such Revenue Bonds to be redeemed and to mail notice of such deposit to the holders of all Revenue Bonds not to be redeemed or paid in full within 60 days. Any failure, error or delay in giving such notice shall not affect the defeasance of such Revenue Bonds.

### **Amendment of Ordinance**

The Authority may, without the consent of, or notice to, any of the owners of the Revenue Bonds, amend or supplement the Ordinance for any one or more of the following purposes:

- (a) To cure any ambiguity, defect, omission or inconsistent provision in the Ordinance or in the Revenue Bonds or to comply with any applicable provision of federal law or regulations, so long as such action does not adversely affect the interests of the owners of the Revenue Bonds;
- (b) To change the terms or provisions of the Ordinance to the extent necessary to prevent the interest on the Tax Exempt Bonds from being includable within the gross income of the owners thereof for purposes of federal income tax;
- (c) To grant to or confer upon the owners of the Revenue Bonds any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the owners of the Revenue Bonds;
- (d) To add other covenants or agreements of, or conditions or restrictions on the Authority to the covenants and agreements of the Authority contained in the Ordinance, or to surrender or eliminate any right or power reserved to or conferred upon the Authority in the Ordinance;
- (e) To subject to the lien and pledge of the Ordinance additional revenues, properties or collateral;
- (f) To authorize the issuance, and to specify the terms and conditions, of Revenue Bonds or Subordinate Securities, so long as all of the requirements under the Ordinance are met for the issuance of such Revenue Bonds or Subordinate Securities;
- (g) To authorize any change or amendment in the Ordinance, which, in the judgment of the Trustee, does not materially and adversely affect the rights or interests of the registered owners of Outstanding Authority Bonds and does not otherwise require unanimous consent of the owners of the Revenue Bonds then outstanding under the Ordinance; or

- (h) To authorize any change or amendment in the Ordinance relating to deposits or balances in the Airport System Fund or any Fund other than the Revenue Bond Interest and Principal Fund and the Revenue Bond Reserve Fund.

With the exception of amendments for the purposes set forth in the preceding paragraph, the Owners of not less than a majority of the aggregate principal amount of the Revenue Bonds then outstanding which are affected have the right to consent, in accordance with the Ordinance, to any ordinance adopted by the Authority, which would amend, modify, add to or eliminate any provision of the Ordinance; provided, however, that no such subsequent ordinance may permit: (i) an extension of the maturity of the principal of or interest on any Revenue Bond; (ii) a reduction in the principal amount of or the rate of interest on any Revenue Bond; (iii) a privilege or priority of any Revenue Bond over any other Revenue Bond; or (iv) a reduction in the aggregate principal amount of Revenue Bonds required for consent to any amendment to the Ordinance.

## SUMMARY OF AIRLINE AGREEMENTS

As of the date of this Official Statement, the Authority has an Agreement and Lease of Premises (an “*Airline Agreement*”) with each of the following passenger, charter or cargo air carriers (the “*Signatory Airlines*”) serving the Airport: Alaska Airlines, Allegiant Air, American Airlines, Cargolux, Delta Air Lines, Federal Express, Frontier Airlines, Southwest Airlines, Spirit Airlines, and United Airlines.

All of the Airline Agreements contain substantially identical terms and conditions. Currently, the term of each Airline Agreement is for the period from January 1, 2024 through December 31, 2026, which may be extended for one additional year by both parties, but which is prior to when the Airport Hotel is expected to be operational. See “THE AIRPORT AND AIRPORT SYSTEM—Authority Agreements—*Airline Agreements*” and “APPENDIX C — REPORT OF THE AIRPORT CONSULTANT” for a discussion of current negotiations regarding new Airline Agreements and changes from the current Airline Agreements.

The following is a summary of certain provisions of the Airline Agreements. The summary is qualified in its entirety by reference to the standard form of the Airline Agreement.

### Definitions

Capitalized terms used in this summary shall have the meanings defined below. Capitalized terms not otherwise defined in this summary shall have the meanings as set forth in the Airline Agreement.

“Air Transportation” shall mean the carriage of persons, property, cargo and mail by aircraft and all other activities reasonably related thereto.

“Aircraft Arrival” shall mean any aircraft arrival at the Airport (including, without limitation, scheduled flights, charters, sightseeing flights, test flights, ferry flights, courtesy flights, inspection flights or any other flights). Aircraft arrival shall not include any flight that returns to the Airport after departure because of mechanical, meteorological, medical or other precautionary reason or which is diverted to the Airport from its intended destination because of mechanical, medical or other precautionary reasons other than meteorological reasons.

“Airline Agreement” means an Agreement and Lease of Premises between the Authority and a Signatory Airline.

“Airport” shall mean the Indianapolis International Airport as shown on the Airport Layout Plan in Exhibit A to the Airline Agreements.

“Airport System” shall mean Indianapolis International Airport, Eagle Creek Airpark, Indianapolis Regional Airport, Downtown Heliport, Metropolitan Airport and the Hendricks County Airport (Gordon Graham Field), as the Airport System may hereafter be amended from time to time.

“Annual Budget” shall mean the capital and operating budget prepared by the Airport Director and adopted by ordinance of the Authority.

“Apron Area” shall mean those areas of the Airport as shown on Exhibit B to the Airline Agreements that provide for the parking, loading, unloading and servicing of passenger aircraft.

“Authority” means the Indianapolis Airport Authority.

“Baggage System Space” shall mean all space occupied by or directly support the Inbound Baggage System and the Outbound Baggage System.

“Capital Improvement” shall mean any single item having a cost in excess of Two Hundred Fifty Thousand Dollars (\$250,000) and a useful life in excess of two (2) years, acquired, purchased or constructed in order to improve, maintain or develop the Airport System, as well as any extraordinary or substantial expenditure whose object is to preserve, enhance or protect the Airport System. Said term shall include any expense for development studies, analyses, master planning efforts (including periodic reviews thereof) and economic or operational studies of the Airport System.

“Exclusive Use Space” shall mean that space in the Terminal as approved and designated by the Authority for the exclusive use of Airline, including Airline office space as designated on Exhibit E to the Airline Agreements.

“Fiscal Year” shall mean the 12-month period beginning on January 1 of any year and ending on December 31 of that year or any other period adopted by the Authority for its financial affairs.

“Indemnified Parties” shall mean the Authority, its board members, directors, officers, agents and employees.

“Joint Use Space” shall mean the Baggage System Space and the TSA Space as designated on Exhibit C to the Airline Agreements.

“Landing Fees” shall mean charges based on Maximum Gross FAA Certified Landing Weight per Revenue Landing, which shall be charged to, due and payable by Signatory Airlines.

“Majority-in-Interest” or “MII”, shall mean: (1) for a Capital Improvement in the Airfield Area, any combination of Signatory Airlines which together, according to Authority, have paid more than fifty percent (50%) of the total of all Landing Fees paid by Signatory Airlines during the most recent six (6) month period for which statistics are available, and which represent more than fifty percent (50%) in number of all Signatory Airlines; or (2) for a Capital Improvement in the Terminal, any combination of Signatory Airlines which together, according to Authority, have paid more than fifty percent (50%) of the total of all Terminal Rentals (excluding Special Purpose Facility rents and fees) paid by all Signatory Airlines during the most recent six (6) month period for which statistics are available, and which represent more than fifty percent (50%) in number of all Signatory Airlines. Affiliates will not be entitled to participation in the MII process as a result of their affiliation with a Signatory Airline; however, the Affiliates’ Landing Fees and Terminal Rentals, as applicable, shall be included in the Landing Fees and Terminal Rentals of the Signatory Airline with which the Affiliate has the relationship for purposes calculating each Signatory Airline’s participation in the MII process.

“Maximum Gross FAA Certified Landing Weight” shall mean the maximum gross landing weight in 1,000 pound units as certified by the FAA for landing of an aircraft.

“Operations and Maintenance Expense” or “O&M Expense” shall mean operations and maintenance expenses of the Airport.

“Passenger Facility Charge” shall mean the fee the Authority may assess airline passengers for the use of the Airport in accordance with 49 U.S.C. § 40117 and the rules and regulations thereunder (14 CFR Part 158, herein the “PFC Regulations”), or as amended from time to time hereafter.

“Preferential Use Space” shall mean the nonexclusive preferential use space in the Terminal, including ticket counter positions, gates/holdrooms and sky cap podiums, and apron areas as designated or allocated by the Authority to a Signatory Airline for which the Signatory Airline has primary use rights as determined by the Authority as designated in Exhibit E to the Airline Agreements.

“Revenue Landing” shall mean any Aircraft Arrival by an airline at the Airport for which such airline receives revenue.

“Signatory Airlines” shall mean a Cargo Airline or Passenger Airline that has executed an Agreement and Lease of Premises with the Authority that is substantially similar to this Agreement. In addition, a Signatory Airline must, if a Passenger Airline, regularly operate at the Terminal and lease at least one (1) holdroom/Gate, four (4) Ticket Counter positions and one hundred six (106) square feet of other Leased Premises or the financial equivalent at the Airport over the same term which would apply to Passenger Airlines. A Signatory Airline that is a Cargo Airline must lease cargo building, hangar or warehouse space, or enter into a separate ground lease agreement with the Authority for a term no less than one (1) year.

“Terminal” means the passenger terminal building at the Airport as presently existing or as hereafter modified, developed or relocated.

## **Lease Rentals and Fees**

In order to satisfy its Signatory Airline Revenue Requirement (see “THE AIRPORT AND AIRPORT SYSTEM—Authority Agreements—Airline Agreements”), each Signatory Airline agrees to make the following monthly payments in accordance with the applicable provisions of and the schedules attached to its Airline Agreement with the Authority:

1. Rentals for the Terminal Exclusive Use Space, Preferential Use Space and Joint Use Space facilities (collectively, the “*Space Rentals*”);
2. Rentals for use of the Apron Common Use and Preferential Use areas (“*Apron Areas*”);
3. Airfield Landing Fees (“*Airfield Use*”); and
4. Revenue Sharing.

In calculating the rates and charges for each fiscal year, the rates and charges for Airfield Use and the Apron Areas are determined by ratably allocating all operating and maintenance costs (including O&M and Renewal and Replacement Fund requirements), and bond-related costs (including required Coverage, if any) of each cost center, less applicable revenues with respect to such cost centers, less the revenue sharing described below, minus the expected balance (plus in the case of a carryforward deficit) of the Prepaid Airline Fund. Using the total estimated annual 1000 pound units of Maximum Gross FAA Certified Landing Weight per Revenue Landing the Landing Fee is determined. The annual Apron Area fee per square foot is determined using the total Signatory Airline rented space.

Rates and charges for the Terminal are determined by ratably allocating all operating and maintenance costs (including O&M and Renewal and Replacement Fund Requirements), bond-related costs (including required Coverage, if any), less federal reimbursements for operating and maintenance expenses allocable to the Terminal, plus or minus the expected balance (deficit of the Prepaid Airline Fund). The gross Terminal Space Rental fee per square foot is determined using total rentable space in the Terminal. Revenue from the Revenue Sharing cost center satisfies the requirement for the rentable space not utilized by the Signatory Airlines. The Signatory Airline rented space is credited with the revenue sharing described below to determine the Signatory Airline Terminal Space Rental fee per square foot.

The Revenue Sharing cost center includes all other areas of the Airport System, which are charged to the users thereof. However, to the extent the Authority expects to derive excess revenues in the Revenue Sharing cost center in that fiscal year over the expenses, an applicable fairly allocated share of the Airport Terminal facility cost not rented by the Signatory Airlines, and Capital Improvement Fund Requirement (\$28,000,000/yr), resulting in revenues available to share that are allocated 15% to Airfield Landing Fees, and the remaining 85% is allocated 35% to the Authority (limited to aggregate Amortization Charge for each Fiscal Year) and 65% to the Terminal Space Rentals. If Airport System Operating Revenues are not sufficient to satisfy the Capital Improvement Fund Requirement, the Authority shall include Amortization Charges in the calculation of airline rentals, fees, and charges in such amount that satisfies the Capital Improvement Fund Requirement or includes 100% of Amortization Charges into airline rentals, fees, and charges, whichever occurs first.

If total Terminal Space Rentals or Landing Fees of all airlines for any two (2) successive quarters vary by more than ten percent (10%) from the projected total Terminal Rentals (including fees for the use of Joint Use Space) or Landing Fees for such

quarters, the Terminal Rentals (including the fees for use of Joint Use Space) or Landing Fee rate may be adjusted for the balance of such Fiscal Year by an amount equal to the difference between projected and actual Terminal Space Rentals or Landing Fees.

If, at any time during the Term of the Airline Agreements, the revenues and balances available in any fund under the Bond Ordinance are not sufficient to pay, when due, all items included in the reports by the Authority prepared pursuant to the Agreement, or to pay any other expense or cost incidental or necessary to, or arising out of, the operation of the Airport System, including, without limitation, emergency repairs or expenses, the reasonably necessary cost of defending, settling or satisfying any litigation or threatened litigation that relates to the Airport System, or any aspect thereof, or to compensate for the loss of Airport System operating revenues by reason of any labor dispute, or a Force Majeure as defined in the Airline Agreements, or because of adoption of an amended annual budget, the Authority may, upon notice to and consultation with the Signatory Airlines, increase the rentals, fees, and charges to such amount as is sufficient to assure the Authority that all such items, expenses and costs shall be paid in full, solely from Airport System Operating Revenues.

Each Signatory Airline shall report to the Authority (i) a description of all Aircraft Arrivals of such Signatory Airline during the previous month, by type and model of aircraft, and the Maximum Gross FAA Certified Landing Weight of such aircraft, (ii) the total number of enplaning and deplaning passengers of such Signatory Airline at the Airport during the previous month, and (iii) the amount in tons of freight, mail and other cargo carried or transported by such Signatory Airline at the Airport during the previous month. In the event that a Signatory Airline fails to provide such report, the Landing Fees due to the Authority will be equal to the Landing Fees paid for the most recent month during which such a report was filed, subject to appropriate adjustment upon delivery of the currently required report by such Signatory Airline.

Each Signatory Airline will also collect on behalf of and remit to the Authority any such Passenger Facility Charges in accordance with the requirements of federal law. The proceeds of such Passenger Facility Charges will be applied in any lawful manner.

### **Annual Recalculation of Lease Rentals and Fees**

Not later than April 1 of each year, each Signatory Airline will submit to the Authority an estimate of both the Maximum Gross FAA Certified Landing Weight and passenger forecast at the Airport for such Signatory Airline during the next Fiscal Year. Not later than August 1 of each year, the Authority will submit copies of the following reports to each Signatory Airline:

- (a) report of the proposed Annual Budget for the following Fiscal Year, reflecting, among other things, all estimated operation and maintenance expenses, estimated Airport System operating revenues and all outlays for Capital Improvements;
- (b) report of debt service payable during the following Fiscal Year, together with an estimate of debt service coverage and any required Coverage payable for such Fiscal Year;
- (c) report of preliminary estimates of fees and charges reasonably expected to be imposed by the Authority for the following Fiscal Year; and
- (d) report of estimated deposits to and balances in funds established under the Bond Ordinance.

Within fourteen (14) days after the receipt of such reports by the Signatory Airlines, the Authority and the Signatory Airlines shall meet to review the reports of the Authority. The Authority will have sole discretion to modify or amend its Annual Budget based upon the results of such meeting. Prior to the first day of each Fiscal Year, the Authority will furnish each Signatory Airline with a copy of the Authority's Annual Budget, together with a schedule of the fees and charges applicable to such Signatory Airline during such Fiscal Year. In the event that the Authority does not adopt an Annual Budget prior to the commencement of a Fiscal Year, the fees and charges applicable to each Signatory Airline for the preceding Fiscal Year will remain in effect until a new Annual Budget, together with applicable fees and charges, is promulgated by the Authority, effective as of January 1 of such Fiscal Year.

### **Capital Improvements**

The Authority may design and construct Capital Improvements, other than for the Other Cost Center, without Majority-In-Interest approval if the cost of such Capital Improvements is not in excess of \$100,000,000 if concurrence in such Capital

Improvement is specifically withheld by a Majority-In-Interest. Capital Improvements in the Other Cost Center, including the Airport Hotel, are not subject to this approval process. On or before August 1 of each Fiscal Year, the Authority will notify each Signatory Airline of the cost of proposed Capital Improvements to be undertaken at the Airport in the following Fiscal Year with a five (5) year capital improvement plan. Such notification will describe the nature, estimated cost, necessity for, feasibility of and expected benefits from such Capital Improvement, together with an allocation of costs among the Airport System and a description of the Authority's proposed means of financing. Not later than 30 days after the distribution of such notice, the Authority shall convene a meeting of all Signatory Airlines in order to discuss Capital Improvements that require MII concurrence. The Capital Improvement will be deemed concurred unless, within 30 days after the date of such meeting, concurrence is specifically withheld in writing by more than half of the Signatory Airlines. In the event that such concurrence is specifically withheld, the Authority will have the option to convene a second meeting within 30 days of the Authority's receipt of the notice of nonconcurrence by the Signatory Airlines. After reconsideration, the Signatory Airlines will be deemed to have concurred with the Capital Improvement, unless, within 30 days after the date of such second meeting, concurrence is specifically withheld in writing by more than 50% Majority-in-Interest of the Signatory Airlines. Such Capital Improvements with an estimated cost greater than \$100,000,000 are deferred until the next Fiscal Year. See "Definitions" in the Airline Agreement. However, notwithstanding any of the foregoing, the Authority may construct any Capital Improvement found to be necessary or prudent to: (i) assure or facilitate compliance with a rule, regulation or order of any federal, state or other governmental agency (excluding the Authority) having jurisdiction over the Airport; (ii) maintain, operate or create functional capability and capacity that is required for public health, safety, access or security or by the trustee for the security of the Bonds; (iii) satisfies judgments or fines against Authority imposed by an agency of federal or state government rendered by a court of competent jurisdiction; (iv) repair casualty damage, net of insurance proceeds, to Airport System property; (v) develop a Special Purpose Facility; (vi) acquire land to preserve, protect or enhance the Airport System; or (vii) does not increase the fees and charges to be paid by the Signatory Airlines during the term of the Airline Agreements.

### **Signatory Airline Responsibilities**

Each Signatory Airline is required to maintain its portion of the Terminal, Apron Area and the Joint Use Apron Area and to repair at its own expense any damages to such areas caused by an action or omission of such Signatory Airline and any damages to its assigned premises not caused by an action or omission of the Authority. Title to any improvements on the premises leased by such Signatory Airline will be in the Authority, subject to the right of such Signatory Airline to use such improvement for the term of the applicable Airline Agreement. Each Signatory Airline will be responsible for paying any and all lawful taxes, assessments or charges, which become a lien or are levied upon any interest of such Signatory Airline in the Terminal premises or any improvements thereof. Each Signatory Airline will also be responsible for paying for all licenses, permits, fees or authorizations required under federal, state or local laws for its use and operation of the Airport System facilities and will be responsible for paying for all allocable charges for utility services in excess of those specifically provided by the Authority.

### **Insurance and Indemnification**

Each Signatory Airline is required to carry at all times, comprehensive airline liability insurance including general liability in amounts not less than five hundred million dollars (Combined Single Limit \$500,000,000) per occurrence and in the aggregate as respects Products and Completed Operation Liability for bodily injury (including death) and property damage liability; Coverage shall include, but not be limited to: a) premises operations; b) blanket contractual liability; c) passenger liability; d) host liquor liability; e) ground hangar-keeper's liability; f) liability for vehicles operated or used by airline on the restricted access areas of the Airfield Area, including baggage tugs, aircraft pushback tugs, provisioning trucks, air stair trucks, belt loaders and other such vehicles or equipment. Said coverage shall also include personal injury liability, which such coverage shall not be less than twenty-five million dollars, (\$25,000,000). Airline will also provide specific evidence to the Authority of War and Allied Perils coverage, in an amount of no less than fifty million dollars, (\$50,000,000) in the aggregate.

Each Signatory Airline agrees to indemnify the Authority and the Indemnified Parties from and against all liabilities, losses, claims, actions, judgments, administrative proceedings, fines, settlement demands, penalties, damages and related expenses arising out of personal injury or bodily injury (including wrongful death) to person or property attributable to the use, occupancy, activities or operations of such Signatory Airline at or on any Airport System facility.

### **Termination by the Signatory Airline**

So long as it is not in default of its rental obligations under its Airline Agreement, any Signatory Airline may terminate such Airline Agreement after 30 days' written notice and the surrender of the premises upon the occurrence of one or more of the following:

- (a) The Terminal premises assigned to such Signatory Airline become untenable in whole or substantial part, and the Authority does not terminate the assignment of such premises and does not proceed reasonably promptly with necessary repairs and rebuilding;
- (b) The Authority fails to provide and maintain means for unobstructed ingress and egress to and from the Terminal in accordance with such Airline Agreement;
- (c) The Authority closes the Airport to aircraft operations in general or to flights of such Signatory Airline for reasons other than weather, acts of God or other causes beyond the Authority's control, and fails to reopen the Airport to such operations or flights for a period in excess of 30 days; or
- (d) The Authority fails to comply with any of the material terms or provisions of such Airline Agreement or fails promptly to fulfill any of its obligations under such Airline Agreement.

In addition to any other right of termination which a Signatory Airline may have under its Airline Agreement, each Signatory Airline has a special limited right to terminate its Airline Agreement in the event that the Authority adopts a bond ordinance or an amendment to such ordinance, which either (i) materially affects the method of calculation of Signatory Airline rentals and fees under its Airline Agreement or (ii) materially affects the rights of such Signatory Airline under its Airline Agreement. This special right of termination expires 15 days after the date of adoption of such ordinance or ordinance amendment by the Authority.

### **Termination by the Authority**

The Authority may terminate the Airline Agreement of any Signatory Airline upon 30 days' written notice and may re-enter the Airline's leased Terminal premises 15 days after such termination, upon the occurrence and continuation of one or more of the following:

- (a) Such Signatory Airline fails to make required payments of rentals, fees and charges when due;
- (b) Such Signatory Airline files a voluntary petition in bankruptcy, makes a general assignment for the benefit of creditors or is adjudicated as bankrupt;
- (c) A court of competent jurisdiction takes jurisdiction of such Signatory Airline or such Signatory Airline's assets pursuant to proceedings brought under any federal reorganization act;
- (d) A receiver or trustee is appointed for such Signatory Airline's assets by a court of competent jurisdiction, or such Signatory Airline enters into a voluntary agreement with its creditors, and such receiver, trustee or agreement is not removed within 90 days;
- (e) Any act occurs which operates to deprive such Signatory Airline permanently of the rights, powers and privileges necessary for the proper operation and conduct of its business;
- (f) Such Signatory Airline abandons and fails to use the leased premises for any period of 30 consecutive days at any one time, except when such abandonment and cessation is due to fire, earthquake, strike, governmental action, the default of the Authority or other cause beyond such Signatory Airline's control;
- (g) Such Signatory Airline uses or permits the use of the leased premises for any purpose not authorized by its Airline Agreement or for any purpose prohibited by applicable law, rule or regulation;
- (h) Such Signatory Airline discontinues air service to the Airport System as a consequence of the filing by such Signatory Airline of a bankruptcy petition, voluntary or involuntary seeking a reorganization or readjustment of its indebtedness under the federal bankruptcy laws or under any other statute of the United States or any state thereof or being adjudged bankrupt, such Signatory Airline shall be deemed to have forfeited its leasehold space; or



- (i) Such Signatory Airline remains in violation of any material provision of its Airline Agreement for a period of 30 days after notice thereof.

#### **Amendment to Bond Ordinance**

Each Airline Agreement provides that the Authority must not enact any bond ordinance or subsequently amend a bond ordinance so as to require a change in the method of calculation of rentals and fees payable under such Airline Agreement or so as to materially affect the rights of the Signatory Airline subject to such Airline Agreement. If the Authority adopts a bond resolution or a subsequent amendment to a bond resolution, either of which materially affects the method of calculation of such rentals and fees or materially affects the rights of the Signatory Airline under such Airline Agreement, such Signatory Airline may, in writing, cancel such Airline Agreement within 15 days after the adoption date of the bond resolution or amendment thereto by the Authority.

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## APPENDIX E BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the 2025B Bond Bank Bonds. The 2025B Bond Bank Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2025 Bond will be issued for each maturity, in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“*Direct Participants*”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“*Indirect Participants*”), DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of 2025B Bond Bank Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2025B Bond Bank Bonds on DTC’s records. The ownership interest of each actual purchaser of each Series 2025 Bond (“*Beneficial Owner*”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmation providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2025B Bond Bank Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the 2025B Bond Bank Bonds, except in the event that use of the book-entry system for the 2025B Bond Bank Bonds is discontinued.

To facilitate subsequent transfers, all 2025B Bond Bank Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2025B Bond Bank Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2025B Bond Bank Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such 2025B Bond Bank Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the 2025B Bond Bank Bonds within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

DTC may discontinue providing its services as depository with respect to the 2025B Bond Bank Bonds at any time by giving reasonable notice to the Bond Bank or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, 2025B Bond Bank Bonds are required to be printed and delivered.

The Bond Bank may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 2025B Bond Bank Bonds will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Bond Bank believes to be reliable, but the Bond Bank takes no responsibility for the accuracy thereof.

For so long as the 2025B Bond Bank Bonds are registered in the name of DTC or its nominee or any successor securities depository or its nominee, the Bond Bank and the Bond Bank Trustee will recognize only DTC or its nominee or such successor securities depository or its nominee as the registered owner of the 2025B Bond Bank Bonds for all purposes, including payments, notices and voting.

In the event that either (1) the Bond Bank received notice from DTC to the effect that DTC is unable or unwilling to discharge its responsibilities as a clearing agency for the 2025B Bond Bank Bonds or (2) the Bond Bank elects to discontinue its use of DTC as a clearing agency for the 2025B Bond Bank Bonds, then the Bond Bank and the Bond Bank Trustee, Paying Agent or Registrar will do or perform or cause to be done or performed all acts or things, not adverse to the rights of the holders of the 2025B Bond Bank Bonds, as are necessary or appropriate to discontinue use of DTC as a clearing agency for the 2025B Bond Bank Bonds and to transfer the ownership of each of the 2025B Bond Bank Bonds to such person or persons, including any to the clearing agency, as the holder of such 2025B Bond Bank Bonds may direct in accordance with the Indenture. Any expenses of such a discontinuation and transfer, including any expenses of printing new certificates to evidence the 2025B Bond Bank Bonds will be paid by the Bond Bank.

**APPENDIX F**  
**DEBT SERVICE REQUIREMENTS OF OUTSTANDING AUTHORITY BONDS**

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**Debt Service Prior to Issuance of Series 2025A\***

| <b>Period<br/>Ending</b> | <b>2015A</b> | <b>2016A1</b> | <b>2016A2</b> | <b>2019A<br/>(SRF)</b> | <b>2019B</b> | <b>2019C</b> | <b>2019D<br/>(SRF)</b> | <b>2022A</b> | <b>2022B1</b> | <b>2022B2</b> | <b>2022B3</b> | <b>2023A</b> | <b>2023B1</b> | <b>2023B2</b> | <b>TOTAL</b>  |
|--------------------------|--------------|---------------|---------------|------------------------|--------------|--------------|------------------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|
| 1-1-2026                 | 24,096,500   | 4,895,550     | 223,147       | 1,379,920              | 25,115,500   | 3,673,700    | 3,500,676              | 2,558,382    | 4,179,413     | 3,861,313     | 4,078,331     | 3,970,922    | 4,561,500     | 15,098,813    | 101,193,665   |
| 1-1-2027                 | 24,125,250   | 4,897,800     | 220,112       | 1,377,560              | 25,326,250   | 3,668,950    | 3,500,677              | 2,575,387    | 4,179,413     | 4,506,063     | 4,073,782     | 3,990,410    | 4,558,250     | 15,106,063    | 102,105,965   |
| 1-1-2028                 | 24,155,250   | 3,672,300     | 122,077       | 1,379,780              | 25,500,000   | 3,667,450    | 3,500,676              | 2,551,415    | 5,554,413     | 4,502,563     | 4,075,955     | 3,958,558    | 4,557,250     | 15,101,563    | 102,299,248   |
| 1-1-2029                 | 20,714,250   | 3,675,050     | 122,077       | 1,381,440              | 25,705,500   | 3,668,950    | 580,832                | 2,547,582    | 5,555,663     | 4,506,563     | 4,074,455     | 3,957,281    | 4,558,250     | 18,244,813    | 99,292,703    |
| 1-1-2030                 | 20,743,500   | 3,672,300     | 122,077       | 1,377,540              | 33,000       | 3,673,200    | 580,806                | 17,343,331   | 5,558,413     | 4,502,563     | 4,078,599     | 13,835,429   | 4,561,000     | 18,252,313    | 98,334,068    |
| 1-1-2031                 | 20,790,750   | 3,674,050     | 122,077       | 1,378,220              | 33,000       | 3,674,950    | 580,780                | 17,530,742   | 5,557,413     | 4,500,813     | 4,077,497     | 13,864,598   | 4,560,250     | 18,241,813    | 98,586,950    |
| 1-1-2032                 | 20,823,000   | 3,674,800     | 122,077       | 1,378,340              | 33,000       | 3,674,200    | 580,753                | 17,740,854   | 5,557,663     | 5,726,063     | 2,850,378     | 13,897,490   | 4,561,000     | 18,242,563    | 98,862,180    |
| 1-1-2033                 | 20,868,750   | 3,675,400     | 122,077       | 1,377,900              | 33,000       | 3,675,950    | 580,727                | 17,962,553   | 5,553,913     | 8,571,813     | -             | 13,938,339   | 4,558,000     | 18,247,313    | 99,165,733    |
| 1-1-2034                 | -            | 3,671,800     | 122,077       | 1,381,900              | 353,000      | 3,669,950    | 3,500,676              | -            | 5,946,163     | 8,183,813     | -             | 15,656,186   | 4,561,250     | 18,249,063    | 65,295,876    |
| 1-1-2035                 | -            | 19,214,000    | 1,642,077     | 1,380,200              | 357,000      | 3,671,450    | 3,500,676              | -            | 6,484,413     | 7,646,313     | -             | 15,691,114   | 4,560,250     | 1,656,063     | 65,803,555    |
| 1-1-2036                 | -            | -             | 1,677,888     | 1,377,940              | -            | 3,674,950    | 3,500,676              | -            | 6,485,163     | 7,647,063     | -             | 15,739,403   | 4,560,000     | 1,651,063     | 46,314,144    |
| 1-1-2037                 | -            | -             | -             | 1,380,120              | -            | 3,670,200    | 3,500,677              | -            | 6,488,663     | 7,646,200     | -             | 4,329,711    | 4,560,250     | 1,649,063     | 33,224,883    |
| 1-1-2038                 | -            | -             | -             | 1,381,600              | -            | 2,247,450    | 3,500,676              | -            | 6,484,413     | 7,650,375     | -             | -            | 4,560,750     | 1,649,813     | 27,475,076    |
| 1-1-2039                 | -            | -             | -             | 1,377,380              | -            | 2,247,450    | 3,500,676              | -            | 6,482,413     | 7,648,538     | -             | -            | 4,561,250     | 1,658,063     | 27,475,769    |
| 1-1-2040                 | -            | -             | -             | 1,377,600              | -            | 2,837,450    | 3,500,676              | -            | 6,482,163     | 7,645,163     | -             | -            | 4,561,500     | 1,660,575     | 28,065,126    |
| 1-1-2041                 | -            | -             | -             | 1,377,120              | -            | 6,342,950    | -                      | -            | 6,478,963     | 7,644,463     | -             | -            | 4,561,250     | 1,654,938     | 28,059,683    |
| 1-1-2042                 | -            | -             | -             | 1,380,940              | -            | 6,341,700    | -                      | -            | 6,480,788     | 1,365,388     | -             | -            | 4,560,250     | 1,651,413     | 21,780,478    |
| 1-1-2043                 | -            | -             | -             | 1,378,920              | -            | 6,340,200    | -                      | -            | 6,481,850     | 1,121,588     | -             | -            | 4,558,250     | 1,654,738     | 21,535,545    |
| 1-1-2044                 | -            | -             | -             | 1,381,200              | -            | 6,342,950    | -                      | -            | 4,996,625     | 357,500       | -             | -            | 4,560,000     | 609,388       | 18,247,663    |
| 1-1-2045                 | -            | -             | -             | 1,377,640              | -            | 6,339,200    | -                      | -            | 5,002,550     | 356,500       | -             | -            | 4,560,000     | 610,225       | 18,246,115    |
| 1-1-2046                 | -            | -             | -             | 1,378,380              | -            | 6,338,800    | -                      | -            | 4,999,813     | 355,000       | -             | -            | 4,558,000     | 610,013       | 18,240,005    |
| 1-1-2047                 | -            | -             | -             | 1,378,280              | -            | 6,340,400    | -                      | -            | 5,003,413     | 358,000       | -             | -            | 4,558,750     | 608,750       | 18,247,593    |
| 1-1-2048                 | -            | -             | -             | 1,377,340              | -            | 6,338,600    | -                      | -            | 5,002,563     | 355,250       | -             | -            | 4,556,750     | 611,438       | 18,241,940    |
| 1-1-2049                 | -            | -             | -             | 1,380,560              | -            | 6,338,200    | -                      | -            | 4,997,000     | 357,000       | -             | -            | 4,556,750     | 612,813       | 18,242,323    |
| 1-1-2050                 | -            | -             | -             | 1,377,800              | -            | 6,338,800    | -                      | -            | 4,996,250     | 358,000       | -             | -            | 4,558,250     | 607,875       | 18,236,975    |
| 1-1-2051                 | -            | -             | -             | 1,379,200              | -            | -            | -                      | -            | 5,000,750     | 353,250       | -             | -            | 4,560,750     | 611,888       | 11,905,838    |
| 1-1-2052                 | -            | -             | -             | 1,379,620              | -            | -            | -                      | -            | 4,999,750     | 353,000       | -             | -            | 4,558,750     | 609,325       | 11,900,445    |
| 1-1-2053                 | -            | -             | -             | 1,379,060              | -            | -            | -                      | -            | 4,998,000     | 357,000       | -             | -            | 4,557,000     | 610,450       | 11,901,510    |
| 1-1-2054                 | -            | -             | -             | 1,377,520              | -            | -            | -                      | -            | -             | -             | -             | -            | -             | -             | 1,377,520     |
| Totals                   | 176,317,250  | 54,723,050    | 4,617,763     | 39,991,020             | 102,489,250  | 114,798,050  | 37,910,660             | 80,810,244   | 155,988,000   | 108,437,150   | 27,308,995    | 122,829,439  | 127,665,500   | 175,772,200   | 1,329,658,570 |

\*Net of capitalized interest.

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**APPENDIX G**  
**FORM OF CONTINUING DISCLOSURE UNDERTAKING AGREEMENT**

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## CONTINUING DISCLOSURE UNDERTAKING AGREEMENT

This Continuing Disclosure Undertaking Agreement, dated as of May 21, 2025 (as may be supplemented and amended, this “Agreement”), is entered into by and between The Indianapolis Local Public Improvement Bond Bank (the “Issuer”) and the Indianapolis Airport Authority (the “Authority” or the “Obligor”), for the purpose of permitting Barclays Capital Inc. (the “Representative”), acting on behalf of itself and Cabrera Capital Markets LLC, Piper Sandler & Co., and Siebert Williams Shank & Co., LLC, (collectively, with the Representative, the “Underwriters”), to purchase (i) \$157,655,000 aggregate principal amount of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B-1 (Non-AMT) (Indianapolis Airport Authority Project) (the “2025B-1 Bond Bank Bonds”); (ii) \$125,605,000 aggregate principal amount of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B-2 (AMT) (Indianapolis Airport Authority Project) (the “2025B-2 Bond Bank Bonds”); and (iii) \$10,365,000 aggregate principal amount of The Indianapolis Local Public Improvement Bond Bank Bonds, Series 2025B-3 (Federally Taxable) (the “2025B-3 Bond Bank Bonds,” and together with the 2025B-1 Bond Bank Bonds and the 2025B-2 Bond Bank Bonds, the “2025B Bond Bank Bonds”), issued pursuant to a Trust Indenture dated as of May 1, 2025 (the “Indenture”), by and between the Issuer and The Bank of New York Mellon Trust Company, N.A., as trustee (the “Trustee”), in compliance with the Securities and Exchange Commission Rule 15c2-12 (the “SEC Rule”), as published in the Federal Register on November 17, 1994, and as amended to the date hereof.

Section 1. Definitions. The words and terms defined herein, including the terms defined above and in this Section 1, shall have the meanings herein specified unless the context or use clearly indicates another or different meaning or intent. Any terms defined in the SEC Rule, but not otherwise defined herein, shall have the meanings specified in the SEC Rule unless the context or use clearly indicates another or different meaning or intent.

- (a) “ACFR” (formerly known as CAFR) shall mean the Authority’s Annual Comprehensive Financial Report.
- (b) “Bondholder” or “holder” or any similar term, when used with reference to a Bond or Bonds, means any person who shall be the registered owner of any outstanding Bond, including the holders of beneficial interests in the Bonds.
- (c) “EMMA” shall mean the Electronic Municipal Market Access of MSRB accessible at <http://emma.msrb.org> or at such other information depository as may be designated by the SEC from time to time to receive final official statements, event notices and annual financial information under the SEC Rule.
- (d) “Final Official Statement” means the Official Statement dated May 6, 2025, relating to the Bonds, including any document or set of documents included therein by specific reference which is available to the public on EMMA.
- (e) “MSRB” means the Municipal Securities Rulemaking Board.
- (f) “Obligated Person” means any person, including an issuer of municipal securities,

which is either generally or through an enterprise, fund or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities). The Authority is identified as the only Obligated Person with respect to the Bonds in Section 3 below.

Section 2. Term. The term of this Agreement shall commence on the date hereof and shall expire on the earlier of (a) the date of payment in full of principal of and premium, if any, and interest on the Bonds, whether upon scheduled maturity, redemption, acceleration or otherwise, or (b) the date of defeasance of the Bonds in accordance with the terms of the Indenture.

Section 3. Obligated Person(s). The Issuer and the Authority hereby warrant and represent as of the date hereof, that the Authority is the only Obligated Person with respect to the Bonds and the Issuer is not an Obligated Person with respect to the Bonds. If the Authority is no longer committed by contract or other arrangement to support payment of the obligations on the Bonds, the Authority shall no longer be considered an Obligated Person within the meaning of the SEC Rule and the continuing disclosure obligations under this Agreement to provide annual financial information and notices of events shall terminate with respect to the Authority. If the Authority is no longer considered an Obligated Person within the meaning of the SEC Rule, the Authority shall file, or cause to be filed with EMMA a written notice that it is no longer an Obligated Person. In the event that any entity subsequently becomes an Obligated Person with respect to the Bonds, the Issuer and the Authority agree to use their best efforts to cause such other entity to enter into a written undertaking to comply with the disclosure requirements of the Authority set forth herein.

#### Section 4. Undertaking to Provide Information.

- (a) The Authority hereby undertakes to provide the following financial information:
- (i) To the Issuer and to the MSRB, through its EMMA system, when and if available, the final ACFR of the Authority for each fiscal year, beginning with the fiscal year ending December 31, 2025, including the audited financial statements of the Authority within sixty (60) days of the date the Authority's ACFR is delivered by the Authority to the Authority Board or no later than July 31 of each year.
  - (ii) To the Issuer and to the MSRB, through its EMMA system, within 210 days after the close of each fiscal year, beginning with the fiscal year ending December 31, 2025, annual information for the Authority for such fiscal year, other than the ACFR described above, including (a) unaudited financial statements of the Authority if audited financial statements are not then available and (b) operating data (excluding demographic and forecast information) of the general type included in the following tables of the Final Official Statement (collectively, the "Annual Information"):

Table 3 – Historical PFC and CFC Collections and Use as Dedicated Revenues

|          |   |                                                               |
|----------|---|---------------------------------------------------------------|
| Table 10 | – | Historical Aircraft Operations                                |
| Table 11 | – | Historical Airport Activity                                   |
| Table 12 | – | Historical Enplaned Passengers                                |
| Table 15 | – | Airline Market Shares of Enplaned Passengers                  |
| Table 16 | – | Shares of O&D Versus Connecting Passengers                    |
| Table 17 | – | Historical Enplaned Cargo                                     |
| Table 18 | – | Historical Landed Weight                                      |
| Table 19 | – | Airline Shares of Landed Weight; and                          |
| Table 20 | – | Historical Operating Results – Indianapolis Airport Authority |

- (iii) To the Issuer and to the MSRB, through its EMMA system, in a timely manner, not in excess of ten (10) business days of the occurrence, notice of any of the following events with respect to the Bonds:

(A) Events Disclosed if Material.

- (1) non-payment related defaults;
- (2) modifications to the rights of Bondholders;
- (3) bond calls (other than scheduled mandatory sinking redemptions for which notice is given in accordance with the Indenture);
- (4) release, substitution or sale of property securing repayment of the Bonds;
- (5) the consummation of a merger, consolidation, or acquisition involving the Obligated Person, or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;
- (6) the appointment of a successor trustee or co-trustee or the change of name of any trustee; and
- (7) the incurrence of a financial obligation of the Obligated Person, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Obligor, any of which affect security holders.

(B) Events Disclosed Without Regard to Materiality.

- (1) principal and interest payment delinquencies;
- (2) unscheduled draws on debt service reserves reflecting financial difficulties;
- (3) unscheduled draws on credit enhancements reflecting financial difficulties;

- (4) substitution of credit or liquidity providers, or their failure to perform;
- (5) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (6) defeasances;
- (7) rating changes;
- (8) tender offers;
- (9) bankruptcy, insolvency, receivership or similar event of any Obligated Person; and
- (10) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Obligated Person, any of which reflect financial difficulties.

Events listed in subsection (A) shall be disclosed only if they are deemed to be material (which determination of materiality shall be made by the Authority in accordance with the standards established by federal securities laws). Events listed in subsection (B) shall be disclosed regardless of whether or not they are determined to be material in nature. The Authority may from time to time choose to provide notice of the occurrence of any other event, in addition to those listed above, if, in the judgment of the Authority, such other event is material with respect to the Bonds and should be disclosed, but the Authority does not commit to provide any such notice of the occurrence of any event except those events set forth above.

- (iv) To the Issuer and to the MSRB, through its EMMA system, in a timely manner, notice of a failure of the Authority to provide required Annual Information or audited financial statements on or before the date specified in this Agreement.
- (b) To the extent the Annual Information or ACFR of the Authority referred to in paragraph (a) of this Section 4 is included in a final official statement (as that term is defined in paragraph (f)(3) of the SEC Rule) dated within two hundred ten (210) days prior to the due date for such information for any fiscal year and filed with the MSRB through EMMA, the Authority shall have been deemed to have provided that information as of the due date for the immediately preceding fiscal year as required by paragraph (a) of this Section 4.
- (c) To the extent the Annual Information or ACFR of the Authority referred to in paragraph (a) of this Section 4 no longer can be generated because the operations of the Authority have been materially changed or discontinued, a statement to that effect, provided by the Authority to the MSRB through EMMA, along with any

other Annual Information or ACFR required to be provided under this Agreement, shall satisfy the undertaking to provide such Annual Information or ACFR. To the extent available, the Authority shall cause to be filed along with the other Annual Information or audited financial statements, operating data similar to that which can no longer be provided.

- (d) Failure to provide any component of Annual Information because it is not available to the Authority on the date by which Annual Information is required to be provided hereunder shall not be deemed a breach of this Agreement; provided, however, that in the event such Annual Information is not available to the Authority, the Authority will provide to the MSRB through EMMA, in the remaining disclosure of the Annual Information, (i) a description of the Annual Information that is not available, (ii) any replacement or substitute information, (iii) whether such Annual Information is expected to be available, and (iv) if known by the Authority, the date such Annual Information will be made available to the Authority. The Authority further agrees to supplement the Annual Information filing when such data is available.
- (e) The Annual Information or ACFR required to be provided pursuant to this Section 4 may be provided by a specific reference to such Annual Information or ACFR already prepared and previously provided to the MSRB or filed with the SEC; however, if such document is a final official statement, it must also be available from the MSRB.

Section 5. Accounting Principles. The accounting principles pursuant to which the Authority's financial statements will be prepared shall be generally accepted accounting principles, as in effect from time to time, described in the auditor's report and the notes accompanying the audited financial statements of the Authority included in Appendix A to the Final Official Statement or those mandated by the law of the State of Indiana from time to time, or any other accounting principles which do not, in the determination of the Authority, materially deviate from any of such accounting principles.

Section 6. Termination of Obligation. The obligation to provide Annual Information, audited financial statements and notices of events under Section 4(a) hereof shall terminate with respect to any Obligated Person, if and when such Obligated Person no longer remains an obligated person (as defined in the Rule) with respect to the Bonds.

Section 7. Bondholders. Each Bondholder is an intended beneficiary of the obligations of the Obligor under this Agreement, such obligations create a duty in the Obligor to each Bondholder to perform such obligations, and each Bondholder shall have the right to enforce such duty.

Section 8. Use of Agent. The Authority may, at its sole discretion, utilize an agent (the "Dissemination Agent") in connection with the dissemination of any information required to be provided by the Authority pursuant to the terms of the SEC Rule and this Agreement. If a Dissemination Agent is selected for these purposes, the Authority shall provide prior written notice

thereof (as well as notice of replacement or dismissal of such agent) to the MSRB.

Further, the Authority may, at its sole discretion, retain counsel or others with expertise in securities matters for the purpose of assisting the Authority in making judgments with respect to the scope of its obligations hereunder and compliance therewith, all in order to further the purposes of this Agreement as set forth in the preamble and Section 9 hereof.

Section 9. Remedies.

- (a) The purpose of this Agreement is to enable the Underwriters to purchase the Bonds by providing for an undertaking by the Authority in satisfaction of the SEC Rule. This Agreement is solely for the benefit of the Bondholders and creates no new contractual or other rights for, nor can it be relied upon by, the SEC, underwriters, brokers, dealers, municipal securities dealers, potential customers, other Obligated Persons, if any, or any other third party or person. The sole remedy against the Authority for any failure to carry out any provision of this Agreement shall be for specific performance of the Authority's disclosure obligations hereunder and not for money damages of any kind or in any amount, or for any other remedy. The Authority's failure to honor its covenants hereunder shall not constitute a breach or default of the Bonds, the Indenture or any other agreement to which the Issuer or the Authority is a party.
- (b) Subject to paragraph (c) of this Section 9, the remedy set forth in the preceding paragraph may be exercised by any holder of Bonds in any court of competent jurisdiction in the State of Indiana. An affidavit to the effect that such person is a holder of Bonds supported by reasonable documentation of such claim shall be sufficient to evidence standing to pursue this remedy.
- (c) Prior to pursuing any remedy for any breach of any obligation under this Agreement, a holder of Bonds shall give notice to the Issuer and the Authority, by registered or certified mail, of such breach and its intent to pursue such remedy. Fifteen (15) days after the mailing of such notice, and not before, such remedy may be pursued under this Agreement if and to the extent the Authority has failed to cure such breach within such fifteen (15) days.

Section 10. Identifying Information. All documents provided to the MSRB under this Agreement shall be accompanied by identifying information as prescribed by the MSRB.

Section 11. Modification of Agreement. The Issuer and the Authority may, from time to time, amend or modify this Agreement without the consent of or notice to the owners of the Bonds if: (a)(i) such amendment or modification is made in connection with a change in circumstances that arises from a change in legal requirements, change in law or change in the identity, nature or status of the Issuer or the Authority, or type of business conducted; (ii) this Agreement, as so amended or modified, would have complied with the requirements of the SEC Rule on the date hereof, after taking into account any amendments or interpretations of the SEC Rule, as well as any change in circumstances; and (iii) such amendment or modification does not materially impair



the interests of the holders of the Bonds, as determined either by (A) any person selected by the Authority that is unaffiliated with the Authority or the Issuer (including the Trustee having relied on an opinion from nationally recognized bond counsel) or (B) an approving vote of the holders of the requisite percentage of Outstanding (as defined in the Indenture) Bonds as required under Section 12.02 of the Indenture at the time of such amendment or modification; or (b) such amendment or modification is permitted by law.

The Annual Information or ACFR for the fiscal year during which any such amendment or modification occurs that contains the amended or modified Annual Information or ACFR shall explain, in narrative form, the reasons for such amendment or modification and the impact of the change in the type of Annual Information or ACFR being provided.

Section 12. Interpretation Under Indiana Law. It is the intention of the parties hereto that this Agreement and the rights and obligations of the parties hereunder shall be governed by and construed and enforced in accordance with, the law of the State of Indiana.

Section 13. Notices. All notices required to be given under this Agreement shall be made at the following addresses:

If to the Issuer:           The Indianapolis Local Public Improvement Bond Bank  
200 East Washington Street  
City-County Building, Room 2260  
Indianapolis, Indiana 46204  
Attention: Executive Director

If to the Authority:    Indianapolis Airport Authority  
7800 Col. H. Weir Cook Memorial Drive  
Indianapolis, Indiana 46241-4941  
Attention: Treasurer  
e-mail address: [INDir@IND.com](mailto:INDir@IND.com)

Section 14. Severability. If any portion of this Agreement is held or deemed to be, or is, invalid, illegal, inoperable or unenforceable, the validity, legality, operability and enforceability of the remaining portions of this Agreement shall not be affected, and this Agreement shall be construed as if it did not contain such invalid, illegal, inoperable or unenforceable portion.

Section 15. Successors and Assigns. All covenants and agreements in this Agreement made by the Bond Bank shall bind its successors, whether so expressed or not.

IN WITNESS WHEREOF, the Issuer and the Authority have caused this Agreement to be executed on the date first above written.

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SIGNATURE PAGE OF ISSUER  
TO  
CONTINUING DISCLOSURE UNDERTAKING AGREEMENT

THE INDIANAPOLIS LOCAL  
PUBLIC IMPROVEMENT BOND BANK,  
as Issuer

By: \_\_\_\_\_  
Norman Gurwitz, Chairperson

ATTEST:

\_\_\_\_\_  
Karen Strunk, Deputy Director

SIGNATURE PAGE OF AUTHORITY  
TO  
CONTINUING DISCLOSURE UNDERTAKING AGREEMENT

INDIANAPOLIS AIRPORT AUTHORITY,  
as Authority

By: \_\_\_\_\_  
Barbara Glass, President

By: \_\_\_\_\_  
Mamon Powers, III, Secretary

**EXHIBIT A**

CERTIFICATE REGARDING AUDITED FINANCIAL STATEMENTS

The Indianapolis Airport Authority (the “Authority”), pursuant to the Continuing Disclosure Undertaking Agreement, dated as of May 21, 2025 (the “Agreement”), by and between the Authority and The Indianapolis Local Public Improvement Bond Bank, hereby certifies that enclosed herewith is the Annual Comprehensive Financial Report (which contains the audited financial statements) which are required to be provided pursuant to Section 4(a)(i) of the Agreement.

Dated: \_\_\_\_\_

INDIANAPOLIS AIRPORT AUTHORITY

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT B**

CERTIFICATE REGARDING ANNUAL FINANCIAL INFORMATION DISCLOSURE

The Indianapolis Airport Authority (the “Authority”), pursuant to the Continuing Disclosure Undertaking Agreement, dated as of May 21, 2025 (the “Agreement”), by and between the Authority and The Indianapolis Local Public Improvement Bond Bank, hereby certifies that the information enclosed herewith constitutes the Annual Information (as defined in the Agreement) which is required to be provided pursuant to Section 4(a)(ii) of the Agreement.

Dated: \_\_\_\_\_

INDIANAPOLIS AIRPORT AUTHORITY

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT C**

CERTIFICATE REGARDING EVENT DISCLOSURE

The Indianapolis Airport Authority (the “Authority”), pursuant to the Continuing Disclosure Undertaking Agreement, dated as of May 21, 2025 (the “Agreement”), by and between the Authority and The Indianapolis Local Public Improvement Bond Bank, hereby certifies that the information enclosed herewith constitutes notice of the occurrence of an event which is required to be provided pursuant to Section 4(a)(iii) of the Agreement.

Dated: \_\_\_\_\_

INDIANAPOLIS AIRPORT AUTHORITY

By: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_





Indianapolis Airport Authority



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