

Form Name:	Northeast Indiana READI Proposal
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## READI Program Proposals

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**Have you consulted with the local economic development office in the county in which the project or program is located?** Yes

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## Project or Program Contact Information

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**Project/Program Name** Project Gateway East

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**Project/Program Contact** Scott Hinderman

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**Project/Program Contact Email** Hinderman@fwairport.com

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**Project/Program Contact Phone** (260) 446-3428

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**Relationship to Project/Program** Executive Director - Fort Wayne-Allen County Airport Authority

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## Project or Program Location

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**Address** Fort Wayne International Airport  
3801 W Ferguson Road, Suite 209  
Fort Wayne , IN 46809

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**County** Adams

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## Project or Program Details

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**What type of project/program?** Capital

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**What is the duration of the project/program?** 18 Months

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**Is this a hybrid project and program?** No

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**Select project/program focus areas. (You can select multiple)** Grow the Workforce  
Entrepreneurship & Innovation

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**Share a description of the project/program.**

Description of the project/program: The Fort Wayne International Airport (FWA) strives to meet the needs of the community as it relates to air passengers and cargo. Our request is for funding to complete design work necessary for Phase 2 of Project Gateway (PG), which will expand and modernizes the east portion of the passenger terminal.

In 2019 the airport began PG designed to expand the West portion of the airport to accommodate larger aircraft and to support 10 years of passenger growth (pre-pandemic). Prior to this project, the last modernization program was completed in 1995. The design of the terminal in 1995 was primary for turboprop and small regional jets. The airlines have continued to add routes and increase frequencies using larger aircraft for the NE Indiana market. Currently, with the existing aircraft fleet mix serving FWA, we cannot park 8 aircraft at our 8 gates simultaneously because of wingtip conflict.

PG (Phase 1) implements 2 years of design efforts and assembling funding to complete the west improvements while maintaining a competitive position with airlines and demonstrate good stewardship of public funds. Construction began in June 2021 just as passenger traffic began to recover from the 2020 pandemic. PG was planned to be the first phase of a 2 phased approach to modernize and expand the FWA. Phase 1 addresses the West section of the airport passenger terminal and Phase 2 will complete the modernization to address the East section of the airport terminal.

Phase Two - Project Gateway East (PGE): will modernize the east "Landside areas" of the airport terminal from the current TSA checkpoint area to the baggage claim and car rental counter area. Airside the east terminal areas to be modernized to include new/larger TSA checkpoint area to meet TSA standards on first floor along with other welcoming areas. The east airside section on the 2nd floor will allow the airport to create a new and larger concessions area to upgrade the food, beverage, and retail offering. The critical component of PGE is to remove the enclosed walkway currently serving gates 1-4 and elevate these gates on top of the existing building. This effort brings all gates to the upper level, improves the passenger experience and aesthetics of the airport. As aircraft park at gates 1-4 today, the larger aircraft tails nearly penetration the FAA's taxiway obstruction free area of Taxiway Charlie. Moving gates to a 2nd level will deconflict parked aircraft. Serving special needs, the addition of a "Sensory Room" and other family-friendly amenities will complement the business-ready components or the expanded gate room concourse. New technology offerings will benefit airport concessionaires, airlines, and concessionaires while providing a positive welcome and goodbye to northeast Indiana guests. The project could engage local and minority companies through the ACDBE goals established as part of FAA guidelines and grant requirements.

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**Why is this project/program regionally significant?**

The FWA serves Northeast Indiana and portions of northwest Ohio. It is a regional asset that welcomes business leaders, students, new residents, and their families to Greater Fort Wayne. It is the first impression for those arriving and the final impression as they leave. The airport creates an impression of our community and communicates through its design, ease-of-use, and quality-of-place what to expect in Northeast Indiana. It tells visitors, investors, and new residents what they can expect from Northeast Indiana. It is "The Gateway" to Northeast Indiana. Since the inaugural Regional Cities Initiative four years ago, our region has experienced a complete reversal in the net migration numbers. We are enjoying a net positive number and that translates to more people using our airport. Business is accomplished at a rapid pace. Having a strong airport serving a region is instrumental for the economic vitality of the community.

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**How does this project/program relate to the identified focus area(s)?**

Growing the Workforce continues to be a challenge at every level in Northeast Indiana and as we work to retain and attract a quality workforce the quality-of-place is communicated by the aesthetics and design of the airport. To many, it is the first and last impression to those considering where to go for higher education, a career, to locate a business, or to invest. Our goal is to make sure the choice is Northeast Indiana. Ask yourself how arriving in an outdated airport influenced how you saw a community? Additionally, ask yourself how our region can grow if the airport cannot handle an increased sized fleet mix that the airlines want to service the market.

Entrepreneurship & Innovation drives the growth of small business and adds to the quality of place that make Northeast Indiana attractive to people and companies seeking a new home or opportunity to grow. Through the design and completion on PGE the airport will have the opportunity to welcome and engage an audience through our project bidding that will emerge from the design project for the east section and when incorporating new technologies and vendors into the project.

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**What is the project/program timeline?**

- Architectural Selection RFI - 2022 Q1
  - CMC Selection - 2022 Q2
  - Schematic Design Deliverable - 2022 Q3
  - Design Development Deliverable - 2023 Q2
  - Construction Documents - 2024 Q3
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**List the partners involved in this project/program.**

- State of Indiana
- Department of Transportation
- Allen County
- City of Fort Wayne
- FAA
- TSA
- Airlines
- Car Rental Companies
- Concessionaires
- Greater Fort Wayne Inc.
- Northeast Regional Partnership
- AEP
- NIPSCO

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## **Project or Program Finances**

**What is the total amount of READI program funds requested?**

\$800,000.00

**Upload a file with project/program finances.**

<https://www.formstack.com/admin/download/file/10985125104>

**What is the sustainability of the project/program? Share your 3-year plan.**

Annually the Fort Wayne-Allen County Airport Authority provides the FAA a five-year Capital Plan which is used to guide airport improvements and to assist the airport in securing federal funds through the FAA Airport Improvement Program (AIP) and for the award of Discretionary Funds. These funds along with the airports rates and charges program that establishes airline fees allows the airport to sustain its projects. The READI Grant will be used in conjunction with others to fund the project cost estimated at \$4,000,000.000.

- \$800.000 READI GRANT
- \$1,500,000 airport cash reserves
- \$1,700,000 airline fees

**Describe the return on investment for this project/program.**

The ROI on the project is measured the airports' ability:

- To assemble funding sources to construct phase two of the airport's expansion and modernization
  - To retain and grow airline service by meeting their needs for flexible gate rooms and jetway configurations
  - To serve airlines with an airport designed to accommodate/attract new air service routes and frequency
  - To compete with other cities in attracting new investment, businesses, and workforce
  - To maintain and increase the airport Net Promoter Score as an indication the investment creates a positive impact with passengers using FWA
  - To improve the efficiency of the airport and control operating cost
  - To increase the economic impact for the FWA on Metropolitan Area
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## Project or Program Assets

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**Share an image of the project/program.** <https://www.formstack.com/admin/download/file/10985125107>  
**(Option 1)**

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**Share an image of the project/program.** <https://www.formstack.com/admin/download/file/10985125108>  
**(Option 2)**

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**Share an image of the project/program.** <https://www.formstack.com/admin/download/file/10985125109>  
**(Option 3)**

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Project Cost/Budget – Construction Projects (if applicable)							
Project Gateway East		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Acquisition/Rights-of-Way Expense		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Design/Inspection Expense	East Project Gateway design	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	#####	100%
Legal/Financial Expense		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Infrastructure Construction Cost		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Building Construction Cost		\$ -	\$ -	\$ -	\$ -	\$ -	0%
Other Construction Costs		\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Project Construction Expenses Totals per year</b>		<b>\$ -</b>	<b>\$ 1,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>		
<b>Total Construction Expenses Project Cost</b>		(all fiscal years) <b>\$ 4,000,000</b>					
Project Cost/Budget – Programs (if applicable)							
Description		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
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<b>Project Program Expense Totals per year</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		
<b>Total Program Expenses Project Cost</b>		(all fiscal years) <b>\$ -</b>					
Funding Source							
Project Gateway East		Cost – Fiscal Year 2021	Cost – Fiscal Year 2022	Cost – Fiscal Year 2023	Cost – Fiscal Year 2024	Totals Per Category	% of Total Expense
Other Funds \$	Airport Cash Reserves	\$ -	\$ 500,000	\$ 1,000,000	\$ -	#####	38%
Private/Philanthropic Funds \$	Airline fees (\$1,700,000)	\$ -	\$ 500,000	\$ 1,200,000	\$ -	#####	43%
Grants	READI Grant \$800,00	\$ -	\$ 400,000	\$ 400,000	\$ -	\$ 800,000	20%
Local Government Funds \$						\$ -	0%
<b>Project Income Totals per year</b>		<b>\$ -</b>	<b>\$ 1,400,000</b>	<b>\$ 2,600,000</b>	<b>\$ -</b>	#####	100%
<b>Total Project Income</b>		(all fiscal years) <b>\$ 4,000,000.00</b>					
<b>Total Project Cost</b>		(all fiscal years; Construction Expenses + Program Expenses) <b>\$ 4,000,000.00</b>					