



GaryChicago
International Airport

**MINUTES
REGULAR BOARD MEETING
DECEMBER 15, 2014**

CALL TO ORDER:

Vice-Chairman Cooper called the Regular Board Meeting to order at 11:20 a.m.

PLEDGE OF ALLEGAANCE:

Vice-Chairman Cooper led the Pledge of Allegiance.

ROLL CALL:

Present: Denise Dillard, James Cooper, Shontrai Irving, Alesia Pritchett, David Fagan.

Absent: All present.
Five of the seven member board present, which represented a quorum.

<p>Executive Session Attendance: Denise Dillard, James Cooper, Shontrai Irving, Alesia Pritchett and David Fagan.</p>

VICE-CHAIRMAN COOPER STATED THAT PURSUANT TO LC.5-14-1.5-6(D) THE BOARD OF DIRECTORS OF GARY/CHICAGO INTERNATIONAL AIRPPOINT AUTHORITY HEREBY CERTIFIES THAT IT DISCUSSED NO SUBJECT MATTER IN THE EXCEUTIVE SESSION OTHER THAN THE SUBJECT MATTER SPECIFIED IN THE PUBLIC NOTICE.

ATTENDEES:

Attorney Lee Lane
B. R. Lane
Delbert Brown
Hank Mook
Bill Outlar
Dee Scott
Anissa Smith
Ciba Williams

John Lukas, AECOM
Ken Ross, NGC
Steve Sandefur, NGC
Felicia Wallace, Gary Sanitary District
Anna Prokop, B. Coleman Aviation

Harvey Salmin, B. Coleman Aviation
Bo Kemp, City of Gary
Emily Tapia-Lopez, Resolute Consulting
Brian D'Amico, AvPORTS
Tom Reich, AvPORTS
Tim Soderstrom, Boeing
Jim Nowacki, Citizen
Rufus Purnell, Citizen
Cpl. T. Lee, GPD

MINUTES:

IT WAS MOVED AND SECONDED TO APPROVE THE BOARD MEETING MINUTES OF NOVEMBER 24, 2014.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

DIRECTOR'S REPORT:

► **Attorney Status Report**

Attorney Lane stated that East Lake Management and Development Corporation wanted to assign their interest in their Ground Lease Agreement to B. Coleman Aviation, LLC. Approval was requested based on legal review along with review by AvPORTS. This would be under the same terms.

IT WAS MOVED AND SECONDED TO CONSENT TO EAST LAKE MANAGEMENT AND DEVELOPMENT CORPORATION'S ASSIGNMENT OF ITS GROUND LEASE TO B. COLEMAN AVIATION, LLC.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

Attorney Lane stated that East Lake Management and Development Corporation also entered into a Service Agreement for T-Hangar Management. They would also like to assign their interest for T-Hangar Management to B. Coleman Aviation, LLC. Approval was requested based on legal review along with review by AvPORTS.

IT WAS MOVED AND SECONDED TO CONSENT TO EAST LAKE MANAGEMENT AND DEVELOPMENT CORPORATION'S ASSIGNMENT OF ITS SERVICE AGREEMENT FOR T-HANGAR MANAGEMENT TO B. COLEMAN AVIATION, LLC.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

Attorney Lane stated that B. Coleman was refinancing the FBO property and their Ground Lease to that property. She presented a Waiver and Consent to Leasehold Mortgage for the benefit of Republic Bank of Chicago. Attorney Lane requested approval based on review of documents along with AvPORTS recommendation.

IT WAS MOVED AND SECONDED TO APPROVE THE WAIVER AND CONSENT TO LEASEHOLD MORTGAGE OF REPUBLIC BANK OF CHICAGO AT IT RELATES TO B. COLEMAN AVIATION, LLC'S INTERESTS UNDER THE GROUND LEASE, AS ASSIGNEE OF EAST LAKE MANAGEMENT AND DEVELOPMENT CORPORATION.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

Attorney Lane stated that Koster, LLC entered into a Ground Lease with the Authority for Hangars. They would like to assign their interest in that Ground Lease to B. Coleman Aviation, LLC. She requested approval based upon legal review along with review by AvPORTS.

IT WAS MOVED AND SECONDED TO CONSENT TO KOSTER LLC'S ASSIGNMENT OF ITS GROUND LEASE TO B. COLEMAN AVIATION, LLC.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

As a matter of discussion, Attorney Lane referred to Castro Trucking – specifically their Lease with the airport for trucking services. As the public is aware, Castro Trucking was the subject of a DEA investigation which led to the arrest of Mr. Castro. As a result of the violation of their lease – Attorney Lane worked with the family and they are in the process of vacating the property.

► Runway Expansion Project Update

John Lukas summarized his report of current and forthcoming issues for the Runway 12/30 Extension Program. He presented PCM (Proposed Contract Modification) #6/Signal and Trackwork/REP-016 in the amount of \$19,000.00 for approval. Title of the Change: Construction of Ditch Inlet Structures, Road Delineators, and Relocation of Rail Greaser Unit on CN Railroad Track. Reason for Change: The CN/WCL requested the completion of the scope of work to facilitate ease in maintaining the storm water ditch flows and operation of maintenance vehicles on the adjacent access road.

For further clarification, B. R. added that the changes were needed to advance the Agreement with CSX & NS and in no way impacted the alignment that just occurred with CN. This was post-closing work with regard to CSX & NS since they share the Sugar Track. The process is continuing to move forward.

IT WAS MOVED AND SECONDED TO APPROVE EJ&E (CN) RELOCATION-SIGNALS AND TRACKWORK PROJECT (REP-016 [RAILWORKS]) PROPOSED CONTRACT MODIFICATION #06, TO PROVIDE FOR AN ESTIMATED INCREASE IN THE CONTRACT VALUE IN THE AMOUNT OF \$19,000.00.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

John Lukas continued his summary explaining the NSR Indiana Sugars Lead Track relating to water lines, which needed to be relocated. He added that it appeared this was the only utility needing relocation. The Wetland Mitigation was summarized. The consultant for this project was Cardno/JFNew.

John Lukas presented CM (Contract Modification) #18/REP-009 in the amount of \$50,072.28 for approval. This CM related to construction, grading and compaction of temporary aggregate access roads for CN/WCL railroad track removal operations.

IT WAS MOVED AND SECONDED TO APPROVE AIRFIELD-RUNWAY EXTENSION-AIRFIELD-PAVING PROJECT (REP-009 [REITH-RILEY]) CONTRACT MODIFICATION #18, TO PROVIDE FOR AN INCREASE IN THE CONTRACT VALUE IN THE AMOUNT OF \$50,072.28.

B. R. added that it was important to expedite this because the sooner the track could be removed, the sooner the embankment could come down. Alesia Pritchett added that it was good to see the cost come in under the PCM amount by approximately \$13,000.00.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

John Lukas presented CM (Contract Modification) #19/REP-009 in the amount of \$100,456.64. A PCM for this work was previously approved. The scope of work for this project is to complete required work on the CN/WCL railroad along their future new alignment including grading, fencing, stone, etc.

B. R. commented on the fact that this was a collaborative effort on the part of the airport, CN, USEPA and IDEM as to how to manage health/safety concerns with CN workers while addressing CN's business concerns and regulatory concerns.

IT WAS MOVED AND SECONDED TO APPROVE AIRFIELD-RUNWAY EXTENSION-AIRFIELD-PAVING PROJECT (REP-009 [REITH-RILEY]) CONTRACT MODIFICATION #19, TO PROVIDE FOR AN INCREASE IN THE CONTRACT VALUE IN THE AMOUNT OF \$100,456.64.

ROLL CALL

Ms. Dillard	Aye	Ms. Pritchett	Aye
Mr. Cooper	Aye	Mr. Fagan	Aye
Mr. Irving	Aye		

MOTION CARRIED.

John Lukas presented Proposed Contract Modification (PCM) #021/REP-009 in the amount of \$100,123.00. The scope of work for this project is to complete required security modifications to a total of eleven vehicle gates. After completing this change all gates at GYY will utilize one secure card access system for entry, versus the non-ideal system it currently uses.

IT WAS MOVED AND SECONDED TO APPROVE AIRFIELD-RUNWAY EXTENSION-AIRFIELD-PAVING PROJECT (REP-009 [REITH-RILEY]) PROPOSED CONTRACT MODIFICATION #021, TO PROVIDE FOR AN ESTIMATED INCREASE IN THE CONTRACT VALUE IN THE AMOUNT OF \$100,123.00.

Relative to contracts, John Lukas clarified contract modifications and contingencies for public understanding.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

John Lukas presented Contract Modification (CM) #022/REP-009 in the amount of \$68,010.00. The scope of work for this project CM is to install 24 inches of HDPE storm drainage and associated work from the FAA LOC site to the Chicago Avenue ditch about 900 LF to the north.

B. R. clarified that this type of piping was approved by our Regulators.

IT WAS MOVED AND SECONDED TO APPROVE AIRFIELD-RUNWAY EXTENSION-AIRFIELD-PAVING PROJECT (REP-009 [REITH-RILEY]) CONTRACT MODIFICATION #022, TO PROVIDE FOR AN INCREASE IN THE CONTRACT VALUE IN THE AMOUNT OF \$68,010.00.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

► **AvPORTS Update**

Delbert Brown stated the B.O.B. performance measurement continues to be practiced. He noted that this month the airport was in a surplus status. Cost per operation is lower than in 2013 due to tighter control on spending and planning more effectively. There is a better handle on collection of landing/parking fees. Airport operations are on track to exceed last year. The remainder of his report centered on the following:

- Compliance – Part 139 annual inspection by the FAA conducted on December 13, 2014. Various documents were reviewed. The Inspector recommended stepping up the wildlife hazard management program due to the high number of deer sightings. In response, the airport is taking steps consistent with the environmentally sensitive areas in which the airport is located.
- Student Symposium – To be held at the Genesis Convention Center. Confirmed to host approximately 200 high school students, 20 volunteers and 20 exhibitors representing local employers, trade unions and higher learning institutions.
- Minimum Standards – Draft standards have been prepared and forwarded to commercial operators at GYY per court settlement agreement. Review and comment period ends February 3, 2015. Once finalized they will be put into effect upon board ratification.
- AvPORTAL – Now operating with the AvPORTAL management software. Working to refine and adapt to GYY environment. Has a computerized work order system and capabilities to track costs and manage more efficiently.
- Tenant Meeting – Conducted monthly meeting on December 11, 2014 to discuss safety and general operations at the airport.

FINANCIAL REPORT:

Bill Outlar stated that the bonds closed on December 3, 2014. The airport received a Standard & Poor's "BBB plus" rating. The bond issuance process was highlighted along with input from B. R. Discussion followed relative to the awesome work done by the airport financial team, legal team and financial advisors in order to make this a reality.

Bill Outlar presented and requested approval of the Purchase Order Approval Lists and Register of Claims for all funds dated December 15, 2014.

IT WAS MOVED AND SECONDED TO APPROVE THE PURCHASE ORDER APPROVAL LISTS AND REGISTER OF CLAIMS FOR ALL FUNDS DATED DECEMBER 15, 2014.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

Relative to the new bond procedure, Bill Outlar explained that now draw requests need to be approved as opposed to approval being made through the claims process done in the past.

Bill Outlar requested approval of a draw request (from the construction account) in the amount of One Million One Hundred Five Thousand Five Hundred Thirty Dollars and Sixty-Eight Cents (\$1,105,530.68).

IT WAS MOVED AND SECONDED TO APPROVE GCIAA AIRPORT DEVELOPMENT ZONE REVENUE BONDS, SERIES 2014-2014 CONSTRUCTION ACCOUNT-DRAW REQUEST NO. 2, IN THE AMOUNT OF \$1,105,530.68 AND AUTHORIZE GCIAA BOARD OFFICERS TO EXECUTE THE PAYMENT REQUISITION FORM TO DIRECT THE TRUSTEE TO PAY THE TRANSACTIONS COST.

ROLL CALL

Ms. Dillard	Aye
Mr. Cooper	Aye
Mr. Irving	Aye
Ms. Pritchett	Aye
Mr. Fagan	Aye

MOTION CARRIED.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC INPUT:

Jim Nowacki of Gary's 2nd district commented on the Castro Trucking confiscation of illegal drugs.

David Fagan commented that illegal drugs are a serious problem for a lot of cities, not just Gary. He added that no one at City Hall, Gary Airport or anyone else was responsible for the actions of Castro Trucking – except Castro Trucking. He noted that this occurred on airport property – not at the airport – there is a difference. He also stressed that hopefully all could work together, including Mr. Nowacki, to develop airport growth and create some jobs for families in this city as well as this region.

ADJOURNMENT:

The meeting was adjourned at 12:29 p.m.

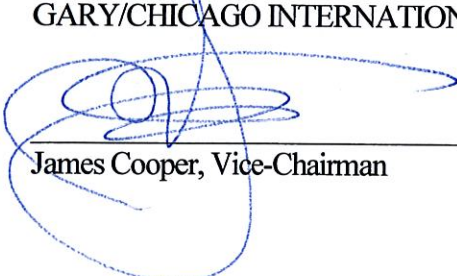
MINUTES TRANSCRIBED BY D. SCOTT

File: REGMIN.DECEMBER 15, 2014

Attachments:

1. AECOM report dated December 15, 2014
2. Purchase Order Approval Lists/Register of Claims dated December 15, 2014

MINUTES APPROVED BY
GARY/CHICAGO INTERNATIONAL AIRPORT AUTHORITY



James Cooper, Vice-Chairman



Alesia Pritchett, Secretary