

**MINUTES
REGULAR BOARD MEETING
AUGUST 26, 2013**

CALL TO ORDER:

President Nathaniel Williams called the Regular Board Meeting to order at 10:17 a.m.

ROLL CALL:

Present: Silas Wilkerson, Attorney Cornell Collins, Pastor Johnson, Nathaniel Williams, Ross Amundson and Nicole Thorn.

Absent: All present.

Executive Session Attendance: Silas Wilkerson, Attorney Cornell Collins, Pastor Johnson, Nathaniel Williams, Ross Amundson and Nicole Thorn.

PRESIDENT WILLIAMS STATED THAT PURSUANT TO I.C. 5-14-1.5-6(D) THE BOARD OF DIRECTORS OF GARY/CHICAGO INTERNATIONAL AIRPORT AUTHORITY HEREBY CERTIFIES THAT IT DISCUSSED NO SUBJECT MATTER IN THE EXECUTIVE SESSION OTHER THAN THE SUBJECT MATTER SPECIFIED IN THE PUBLIC NOTICE.

ATTENDEES:

ATTORNEY PATRICK LYP

S. LANDRY
C. KEITH
D. SCOTT

J. WARD – GYY MARKETING
N. DENNIS – GYY
KEN ROSS and STEVE SANDEFUR - NGC
SCOTT WHEELER – AECOM
RICK CORNETT – MILHOUSE ENGINEERING (AECOM)
JOHN CLARK – JCLARK AVIATION GROUP
MAYOR KAREN FREEMAN-WILSON – CITY OF GARY
FELICIA WALLACE – GARY SANITARY DISTRICT
DENNIS LEE - DENTONS
BENJAMIN TOLES – B. COLEMAN AVIATION
RUFUS PURNELL – LIGHTHOUSE MARKETING
MICHELLE QUINN – POST TRIBUNE
KEITH BENMAN – THE TIMES
JIM NOWACKI - CITIZEN
LT. BRUCE OUTLAW – GPD

Pastor Johnson led in Prayer. Silas Wilkerson led the Pledge of Allegiance.

MINUTES:

IT WAS MOVED AND SECONDED TO APPROVE THE REGULAR BOARD MEETING MINUTES OF AUGUST 12, 2013.

ROLL CALL

Mr. Wilkerson	Abstain
Attorney Collins	Aye
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye
Mrs. Thorn	Aye

MOTION CARRIED.

PUBLIC PRIVATE PARTNERSHIP (P3) UPDATE:

John Clark commented on the pre-proposal meeting held at the airport on August 9, 2013 for RFP respondents interested in the development and management of GCIA and related assets. He noted that everything was still on track to receive the RFP's August 26, 2013. The RFP's would be reviewed/evaluated by the Ad Hoc Committee and a recommendation made to the Board in mid September. He was very encouraged by the twenty-nine companies represented. The meeting also included a tour of the airport and surrounding properties.

DIRECTOR'S REPORT:

➤ **Attorney Status Report**

Other than his status report, Patrick has no items for discussion.

➤ **Runway Expansion Project Update**

Scott Wheeler provided an update relative the Runway Expansion Project. [See attached].

➤ **Business Development Update**

John Clark highlighted the following:

1. Continued work with East Lake to ensure they're up and running.

2. Interest by a developer relative to opportunities at the airport.
3. Capital program schedule, specifically whether or not the project was proceeding on time.

➤ **Marketing / Communications Update**

James Ward highlighted the following:

1. On-property Billboards
2. Social Media
3. GYY Website
4. Updates with: RailCats, Regional Chambers & Businesses, NW IN Legislator and scheduling of 2 community updates

James requested approval to enter into a contract with View Outdoor Advertising in the amount of \$2,132.00 to rebuild the Airport Road Billboard. The contract included labor, material, top walkway/disposal of old material plus production and installation of new vinyl.

PASTOR JOHNSON MADE A MOTION TO APPROVE THE RECOMMENDATION TO ENTER INTO A CONTRACT WITH VIEW OUTDOOR ADVERTISING.

Steve interjected that he did not recall seeing this contract and had not reviewed it. He added that the Financial Manager advised him that there were funds available in the marketing budget.

James responded that he shared the document with Carolyn and she advised presentation to the board.

Cornell asked if Patrick reviewed the contract. He did not.

Based on the above discussion, Pastor Johnson withdrew his original motion and made the following motion:

PASTOR JOHNSON MADE A MOTION TO APPROVE THE VIEW OUTDOOR ADVERTISING CONTRACT - CONTINGENT UPON REVIEW BY THE NECESSARY PARTIES. THERE WAS NO SECOND.

MOTION DID NOT CARRY.

FINANCIAL REPORT:

Carolyn presented and requested approval of the Purchase Order Approval Lists and Register of Claims for all funds dated August 26, 2013. [See attached].

IT WAS MOVED AND SECONDED TO APPROVE THE PURCHASE ORDER APPROVAL LISTS AND REGISTER OF CLAIMS FOR ALL FUNDS DATED AUGUST 26, 2013.

ROLL CALL

Mr. Wilkerson	Abstain
Attorney Collins	Aye
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye
Mrs. Thorn	Aye

MOTION CARRIED.**OLD BUSINESS:**

None.

NEW BUSINESS:

Carolyn presented the revised 2013 financial and accounting consulting services agreement with Cender and Company for assistance with financial issues. She requested an increase in their original contract from \$5,000 to \$50,000. This was due to the resignation of the Accounting Specialist (Kathy Kurfman). Carolyn added that Steve Landry and Attorney Patrick Lyp reviewed the contract. Steve recommended approval.

Pastor Johnson asked if a lesser amount would suffice until the new board was in place. Carolyn responded with a figure of \$25,000.

PASTOR JOHNSON MADE A MOTION TO APPROVE THE REVISED CENDER AND COMPANY CONTRACT IN THE AMOUNT OF \$25,000.

MR. WILKERSON SECONDED THE MOTION.

Nikki asked if it would not be simpler to just release the hiring freeze and hire an Accounting Specialist. Steve responded no - because there was a hiring process and Carolyn required help right away.

ROLL CALL

Mr. Wilkerson	Aye
Attorney Collins	Abstain
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	No
Mrs. Thorn	No

MOTION DID NOT CARRY.

Ken Ross requested approval of the Indiana Department of Transportation (INDOT) Local Public Agency Project Coordination Contract (EDS #: A249-8-320194). The original contract was entered into in 2009 and was set to expire at the end of 2013 – but more time was needed to resolve some outstanding issues. INDOT proposed a contract extension until December 31, 2015.

IT WAS MOVED AND SECONDED TO APPROVE THE CONTRACT EXTENSION UNTIL DECEMBER 31, 2015.

ROLL CALL

Mr. Wilkerson	Abstain
Attorney Collins	Abstain
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye
Mrs. Thorn	Aye

MOTION CARRIED.

President Williams commented on the fact that the current board members term would end August 31, 2013. He read a letter dated August 26, 2013 thanking Steve Landry and his staff for their commitment to GCIAA. President Williams also thanked his fellow board members for their dedication and commitment.

Pastor Johnson appreciated the board’s work and felt that they did the very best they could. He expressed blessings to the new board and added that he would continue to support Gary Chicago Airport. He felt Steve and his staff did a great job. He ended with “the best is truly yet to come.”

Cornell Collins concurred with all comments made. “It has been a tough job. We gave it our best – was it perfect – no. We have faith that the new board will come in pick up where we left off and finish it. A lot of tangible things have been accomplished.” Cornell wished everyone the best. He ended with the hope to see the vision fulfilled – that Gary Chicago Airport would become the 3rd airport.

Silas echoed Cornell's sentiments.

Ross stated, "This board moved the expansion project 90%. The next 10% will definitely not be easy. I am confident that the new board would meet the challenges. They have the airport staff and administration to support them in their quest. All that has ever been wanted was for activity to increase at this airport and the interest shown in the P3 is evidence that activity at the airport is just around the corner once the expansion project is complete."

Steve Landry thanked the board for their commitment. "When I came filled the position of Interim Director three years ago, we went from one meeting per month to two in order to keep the expansion project moving forward at the pace necessary – but I know it was more than just meeting twice a month – there were other parts to that and other meetings, which I want to thank the board for supporting those. It has been an honor and privilege working with each of you and THANK YOU."

PUBLIC INPUT:

Jim Nowacki, resident City of Gary, stated – "I noticed the clock/pen sets to commemorate the board's service. In the same spirit of the board 'thanking themselves' for their service – I want to thank myself. I bought my own 'Rudy clay' thank you pen. And I want to thank myself for my participation and service to the airport. You guys (the board) will all be gone but you are leaving behind a legacy. All of the consultants you hired – their duration will continue. And I want to commit myself to working with the new board to UNDO all the damage do by you – meaning – the consultants, the expenses and the lack of progress. You guys have been a disaster. We've got a runway but no business. I'm hoping the new board will take that into consideration and apply themselves to actually getting some use of this airport. I know you guys are going to appreciate the free RailCats tickets. Amazing – you guys stand in line for a free RailCats ticket? Praise to God that we have some changes coming to this board. Praise to God. We're seeing the Hand of God taking care of this airport. The new board is going to be terrific. I'm glad I have my 'thank you' pen – mine is a Rudy Clay pen – yours of course is a Freeman-Wilson pen. GOD SPEED TO YOU AND AUDIOS."

Pastor Johnson commented, "There is a scripture in the bible that talks about a thorn in the flesh – those thorns are necessary for people to get better. And I want to congratulate you, Mr. Nowacki, for being a thorn in the flesh of all the departments of the city. THANK YOU VERY MUCH. GOD BLESS YOU."

Rufus Purnell, Gary resident, stated – "I've been attending these board meeting for 17 years. One the things I've noticed is that once members leave/retire from the board they never return. I encourage the departing members to remain involved in things happening at this airport."

Benjamin Toles, General Manager of B. Coleman Aviation, thanked and congratulated the board for all their hard work. He was sorry that they would not be around for the official opening of the new FBO. And he hoped the new board would take into consideration all the work of the departing board. He wished them the best.

Mayor Freeman-Wilson stated – “I wanted to come this morning to personally express my thanks to all of the board members. I have had the pleasure of working with all of you to move this airport forward. You have all served with distinction and diligence. I appreciate your diligence because this has not been an easy task. You will not find an airport in all of the United States that has three class-one railroads and a Superfund Site on its premises. The FAA and other entities have acknowledged the fact that you have persevered with the expansion project. And I just want to say thank you.”

[At this point the Mayor presented mementos to the Board of Directors]

ADJOURNMENT:

The meeting was adjourned at 11:06 a.m.

MINUTES TRANSCRIBED BY D. SCOTT

File: REGMIN.AUGUST 26, 2013

Attachments:

1. Scott Wheeler’s report dated August 26, 2013
2. Purchase Order Approval Lists/Register of Claims dated August 26, 2013

MINUTES APPROVED:

Tom M. Collins, Sr.