

**MINUTES
REGULAR BOARD MEETING
JULY 22, 2013**

CALL TO ORDER:

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

ROLL CALL:

Present: Silas Wilkerson, Pastor Johnson, Nathaniel Williams and Ross Amundson.

Absent: Attorney Cornell Collins, Nicole Thorn and David Bochnowski.

Executive Session Attendance: Silas Wilkerson, Pastor Johnson, Nathaniel Williams and Ross Amundson.

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
NICHOLAS DENNIS – GYY
SCOTT WHEELER – AECOM
AL STANLEY – JCLARK AVIATION GROUP
PHOEBE SELDEN – ACACIA FINANCIAL GROUP
CURTIS WHITTAKER – ACACIA FINANCIAL GROUP
RICHARD HILL – FAEGRE BAKER DANIELS
NIQUELLE ALLEN – CITY OF GARY
LYNN EPLAWY – GARY JET CENTER
STEVE SANDEFUR - NGC
HARLEY SNYDER - RDA
RUFUS PURNELL – LIGHTHOUSE MARKETING
JIM NOWACKI - GARY CITIZEN
FELICIA WALLACE – GARY SANITARY DISTRICT
JOHN DUST – AVIATION CONSULTANTS
DEBORAH LANDRY – RENDITIONS STUDIO
JOHN LEWTI – GREELEY & HANSEN
MICHAEL MAYO – CROWE HORWATH

MICHELLE QUINN – POST TRIBUNE
KEITH BENMAN – THE TIMES
K. RICHARDSON – 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 JULY 8, 2013.

ROLL CALL

Mr. Wilkerson	Aye
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye

MOTION CARRIED.

PUBLIC PRIVATE PARTNERSHIP (P3) UPDATE:

Harley Snyder, member of P3 Ad Hoc Committee and RDA Board Member, provided a report relative to current P3 activities. He stated that there was good response to the REIQ. There were a total of eight (8) responses plus a number of other firms expressed interest and wished to participate in the RFP process. Of the 8 responses, five were personally interviewed and the remaining 3 were interviewed by telephone. Each presented a broad array of presentations offering different approaches and perhaps even opportunity for collaborations between some firms. Valuable insight was gained as it related to moving forward with the RFP. Mr. Snyder felt they were off to a good start and anticipated good response to the RFP.

Pastor Johnson commented that he was part of the REIQ interview process – felt it went well and there were some excellent companies represented.

Rich Hill presented a power point presentation summarizing the RFP for the development and management of the GCIA and related assets. Part of the presentation addressed the intended schedule for the RFP process starting July 22, 2013 through October 31, 2013.

After the presentation, President Williams called for questions from board members.

Ross felt that the presentation was very thorough and an excellent job was done. Rich responded to a question from Silas relative to comparing this RFP to others.

Al Stanley also emphasized the fact that this RFP process was different/unique in that most RFP's were very explicit in what was expected from the owner and respondents had to meet the precise criteria. This process was different in that it asked respondents to be creative/innovative – which was a very important part of the process.

Al requested approval to move forward with publishing the RFP and to run an ad in the “Bond Buyer” publication.

IT WAS MOVED AND SECONDED TO APPROVE MOVING FORWARD WITH PUBLISHING THE RFP AND TO RUN THE AD IN THE “BOND BUYER” PUBLICATION.

ROLL CALL

Mr. Wilkerson	Abstain
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye

MOTION CARRIED.

DIRECTOR’S REPORT:

➤ **Runway Expansion Project Update**

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

Scott requested approval of the bid proposal from Brandenburg Industrial Service, in the amount of \$4,911,043.50, for the “*Environmental Excavation & Disposal*” contract (Project No. REP022).

IT WAS MOVED AND SECONDED TO APPROVE THE BRANDENBURG INDUSTRIAL SERVICE BID PROPOSAL IN THE AMOUNT OF \$4,911,043.50.

ROLL CALL

Mr. Wilkerson	Aye
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye

MOTION CARRIED.

➤ **Bonding / Update Approvals**

Phoebe distributed and provided explanation of a graph entitled *Indenture Flow of Funds as of July 22, 2013*. This graph outlined how all ADZ revenues would be disbursed for each bond year. Rich Hill summarized Ordinance No. 2013-2. [This Ordinance was revised from the previously approved Ordinance].

~ After Mr. Hill’s presentation, President Williams called for a 5-minute recess ~

After discussion it was decided to amend Ordinance 2013-2 from \$65,000,000 to an amount not-to-exceed \$35,000,000.

IT WAS MOVED AND SECONDED TO AMEND ORDINANCE 2013-2 TO AN AMOUNT NOT-TO-EXCEED \$35,000,000.

ROLL CALL

Mr. Wilkerson	Aye
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye

MOTION CARRIED.

➤ **Marketing / Communications Update**

James Ward highlighted the following:

1. Continued advertising via billboards
2. Social Media updates
3. GYY Website
4. Marketing & communications with: Crossroads Chamber of Commerce, Lakeshore Public Media and NIRPC Meeting

FINANCIAL REPORT:

Carolyn presented and requested approval of the Purchase Order Approval Lists and Register of Claims for all funds dated July 22, 2013. [See attached].

IT WAS MOVED AND SECONDED TO APPROVE THE PURCHASE ORDER APPROVAL LISTS AND REGISTER OF CLAIMS FOR ALL FUNDS DATED JULY 22, 2013.

ROLL CALL

Mr. Wilkerson	Abstain
Pastor Johnson	Aye
Mr. Williams	Aye
Mr. Amundson	Aye

MOTION CARRIED.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

PUBLIC INPUT:

The following represents comments made by Jim Nowacki, Gary citizen, 1st District. “I am a property owner within the ADZ. I was very anxious to go through this proposal and I plan to make a proposal myself to run the airport. I have extensive qualifications, which probably match most of the board members. I have a very good chance of being successful. One of the things I noticed in section 2.2.1 (entitled overview) was that the airport was identified as being organized in 1939 – that should be 1949. I hope this document is amended to reflect honesty. I’m always encouraged when I see a document like this – the shoddy work that went into it. I know that this Board will accept anything. I want a tour of the airport with all of the other BIG investors. I want the free lunch, which I know you will provide. I’m glad that you’re looking for CREATIVITY because I’m going to sharpen my crayons and I’m going to give you a creative proposal. I want it to be treated like the rest of the proposals. Did you notice the article in the Post Tribune newspaper where dumpsites were identified all over the City of Gary? These dump sites are all within the ADZ. Did you notice that? The ADZ, which the airport is managing, is a garbage dump. And the reason for that is because you take all of the money and use it for other things, which leaves no money to haul garbage away. My proposal will address this issue. I will make sure that the ADZ is clean & tidy – that it has basic services. You want people to invest in this City, you want people to locate within the ADZ – but there are piles of garbage everywhere. It is your responsibility to keep it clean since you are managing it. You guys are wasting our tax dollars – we expect minimum work from you – just pick up the garbage. The entire newspaper article focused on complaints about the garbage over the last ten years. We did not spend any of that time cleaning it up.” [Bell sounds signaling time up].

John Dusk's comments focused on keeping Allegiant Air at the airport. He mentioned a colleague of his that has ten hotels in Florida and would like the opportunity to partner with Allegiant since Florida is their destination. John added that he submitted a written proposal to John Clark and Steve Landry.

Ross appreciated John's concerned interest and suggested that he get in touch with his hotel contact and advise him to contact Allegiant relative to hotel packages, which is a big part of Allegiant's attraction. Ross stressed that a commitment needed to be made in order to proceed.

Mr. Dusk thanked the board.

ADJOURNMENT:

The meeting was adjourned at 11:44 a.m.

MINUTES TRANSCRIBED BY D. SCOTT

File: REGMIN.JULY 22, 2013

Attachments:

1. Scott Wheeler's report dated July 22, 2013
2. Purchase Order Approval Lists/Register of Claims dated July 22, 2013

MINUTES APPROVED:

Nathaniel T. Williams, President GCIAA