

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, JANUARY 14, 2015**

The meeting of the Capital Development, Leasing and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the DuPage Flight Center, 2700 International Drive, West Chicago, Illinois in the First Floor Conference Room on Wednesday, January 14, 2015. Former Committee Chairman Gorski has resigned from the DuPage Airport Authority effective December 31, 2014. Commissioner Wagner served as Acting Committee Chairman for this meeting and called the meeting to order at 3: 00 p.m. A quorum was present for this meeting.

Commissioners Present: Chavez, LaMantia, Ledonne, Posch, Wagner.

Absent: None

DAA Staff Present: Executive Director David Bird; Mark Doles, Director of Aviation Facilities and Properties; Patrick Hoard, Director of Finance and Prairie Landing Golf Club; Dan Barna, Procurement Manager; John Schlaman, Manager of Prairie Landing Golf Club; Pamela Miller, Executive Assistant and Board Liaison.

Others: Phil Luetkehans, Schirott, Luetkehans and Garner, LLP; Michael Vonic, CH2M Hill; Mike Toth, JA Watts, Inc.; Ed Harrington, CenterPoint Properties Trust;

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Proposed Resolution 2015-1903; Authorizing the Execution of a Contract with Kellogg, Brown and Root Services, Inc. to Remodel the Prairie Landing Golf Club Service Bar.

Approves a Contract for Prairie Landing Golf Club Service Bar remodeling. Remodeling includes new service windows, wall covering, ceiling tile and grid, countertop, cabinets and shelving. Total authorized construction cost of \$35,786.96 including a 10% owner's contingency.

Dan Barna stated that the service bar at Prairie Landing Golf Club is more than 20 year old and in need of replacement. He explained the scope of this project and the costs involved and added this service bar is utilized by both the Grille Room and the banquet facility at Prairie Landing. Mr. Barna advised staff is recommending a Job Order Contract Agreement with Kellogg, Brown and Root Services, Inc. for this remodeling project. Discussion followed.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2015-1903; Authorizing the Execution of a Contract with Kellogg, Brown and Root Services, Inc. to Remodel the Prairie Landing Golf Club Service Bar. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by roll call vote (5-0).

Proposed Resolution 2015-1904; Authorizing the Execution of a Task Order with CH2M Hill for Design Phase Services: Mill and Overlay Keil Road – Crack Repair Tower Road Parking Lot.

Approves Task Order with CH2M Hill for design phase services for a project to mill and overlay Keil Road; repair asphalt pavement cracks in the Tower Road parking lot, design of speed table zones, associated marking and signage. Total authorized professional services not-to-exceed cost of \$24,000.00.

Mr. Barna advised this project will address the deterioration of pavement on Keil Road and as an alternate to this project will replace four speed tables and signage. He reviewed the scope of this project and

advised CH2M Hill has submitted a task order for design phase services. Staff is seeking approval to execute this task order. Discussion followed.

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2015-1904; Authorizing the Execution of a Task Order with CH2M Hill for Design Phase Services: Mill and Overlay Keil Road – Crack Repair Tower Road Parking Lot. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (5-0).

Proposed Resolution 2015-1905; Authorizing the Execution of Task Order No. 30 with CH2M Hill, Inc. for Program Management Services.

Approves a Task Order with CH2M Hill for Program Management of 2015 Capital Improvement Projects. Total authorized professional services not-to-exceed cost of \$94,000.

Executive Director Bird discussed the Capital Development Program. He explained with the Airport Authority's aggressive capital development program, these services enable projects to move along effectively, ensures close budget monitoring and efficient project closeout. Executive Director Bird advised that CH2M Hill has provided program management services for this past year and has been very successful. Staff recommends approval of this Task Order.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2014-1892; Authorizing the Execution of a Hangar and Office Lease Agreement with Exelon Business Services Company, LLC. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (5-0).

LEASING AND CUSTOMER FEES

NEW BUSINESS

Resolution 2015-1906; Declaration of Airport Authority Property as Surplus and Authorization to Publish Notice Requesting Offers to Purchase Surplus Property.

Declares 25.065 acres of real property owned by the Authority and located in the DuPage Business Center to be surplus property and authorizes the publication of a notice requesting offers to purchase the property.

Attorney Luetkehans explained the Airport Authority is required to publish a notice in the newspaper stating their intent to sell property in the DuPage Business Center. This resolution authorizes the publication of this notice requesting offers for land to be sold and declaring the land to be surplus property and no longer useful to the Airport Authority. Discussion followed.

A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Resolution 2015-1906; Declaration of Airport Authority Property as Surplus and Authorization to Publish Notice Requesting Offers to Purchase Surplus Property. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by roll call vote (5-0).

Resolution 2014-1907; Approving Vacant Land Purchase Agreement with CenterPoint Properties Trust for 2500 Enterprise Circle (Project Steel).

Approves a Vacant Land Purchase Agreement for 14.55 acres at 2500 Enterprise Circle in the amount of \$1,870,194.00. Said Vacant Land Purchase Agreement contains an option to purchase 10.51 additional acres in the amount of \$1,350,699.00. Said option to be exercised by September 30, 2017.

Attorney Luetkehans reviewed this Vacant Land Purchase Agreement for property at the DuPage Business Center known as Project Steel. Discussion occurred regarding the scope of this agreement.

A **MOTION** was made by Commissioner Chavez to recommend Board approval for Proposed Resolution 2015-1907; Approving Vacant Land Purchase Agreement with CenterPoint Properties Trust for 2500

Enterprise Circle (Project Steel). The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (5-0).

Resolution 2015-1908; Approving Revised Concept Plan for 2500 Enterprise Circle (Project Steel).

Approves the Revised Concept Plan dated December 4, 2014 for a 299,250 square foot light industrial building on 14.55 acres at 2500 Enterprise Circle with variations related to parking and height under the Minimum Design Standards for the DuPage Business Center and Section 105 of the City of West Chicago Zoning Ordinance.

Attorney Luetkehans asked that this item be pulled from the Committee Meeting Agenda and the Board Meeting Agenda to allow further review.

Resolution 2014-1909; Approving Concept Plan for 2560 Enterprise Circle (Project Spectrum).

Approves the concept plan dated December 17, 2014 for a 318,170 square foot light industrial building on 20.56 acres at 2560 Enterprise Circle subject to approval by the City of West Chicago.

Attorney Luetkehans stated that CenterPoint Properties has submitted a Concept Plan for Project Spectrum for property located in the DuPage Business Center. He explained this Concept Plan requires no variations or deviations from the West Chicago Zoning Ordinance or the Minimum Design Standards. He continued that Ed Harrington of CenterPoint Properties Trust has since learned this company has chosen another location for their site. DuPage Business Center remains their second location choice and if the current deal is not successful, the company will come back to the Business Center site. Attorney Luetkehans explained that approving the Concept Plan for Project Spectrum at this time would be helpful to CenterPoint in the event this company should later decide on the Business Center location. Discussion followed.

Commissioner Ledonne made a **MOTION** to recommend Board approval for Proposed Resolution 2015-1909; Approving Concept Plan for 2560 Enterprise Circle (Project Spectrum). The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (5-0).

RECESS TO EXECUTIVE SESSION

There was no Executive Session.

OTHER BUSINESS

NONE

Commissioner Ledonne made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner LaMantia and the meeting was adjourned at 2:20 p.m.

Approved at the March 18, 2015 Board Meeting

Daniel J. Wagner, Chairman

Capital Development, Leasing and Customer Fees Committee