

**DuPAGE AIRPORT AUTHORITY  
SPECIAL BOARD MEETING  
Thursday, April 12, 2018**

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A Special Meeting of the Board of Commissioners of the DuPage Airport Authority convened at the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois, First Floor Conference Room; Thursday, April 12, 2018. Chairman Davis called the meeting to order at 10:00 a.m. and a quorum was present for the meeting.

Chairman Davis welcomed newly appointed Commissioner Herbert Getz. Commissioner Getz spoke briefly.

**Commissioners Present:** Davis, Donnelly, Getz, Ledonne, Posch, Sharp.

**Commissioners Absent:** Chavez, LaMantia, Wagner.

**DuPage Airport Authority Staff Present:** David Bird, Executive Director; Mark Doles, Director of Aviation Facilities and Properties; Patrick Hoard, Director of Finance and Prairie Landing Golf Club; Dan Barna, Operations and Capital Programs Manager; Pamela Miller, Executive Assistant and Board Liaison.

**Others in Attendance:** Phil Luetkehans, Schirott, Luetkehans and Garner.

**Members of the Press:**

None

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**Proposed Resolution 2018-2165; Authorizing the Execution by the Executive Director of the Pheasant Run Driving Range Lease with Saint Charles Resort, LLC.**

*Approves a lease with St. Charles Resort for the Driving Range parcel owned by the DAA. Lease is \$10,000 annually and runs until October 31, 2019 plus two possible one-year tenant options.*

Executive Director Bird read into the record Proposed Resolution 2018-2165 and referred to Attorney Luetkehans Board Summary Memorandum. Executive Director Bird explained the terms of this lease and costs associated; discussion followed. Board approval was recommended.

A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2018-2165; Authorizing the Execution by the Executive Director of the Pheasant Run Driving Range Lease with Saint Charles Resort, LLC. The **motion was seconded** by Commissioner Donnelly and was unanimously passed by roll call vote (5-0). Commissioner Ledonne was not present for this vote.

**Commissioner Ledonne arrived at 10:05 a.m.**

**Proposed Resolution 2018-2166; Approving a Modification of the Development Plan for the Building at 2500 Enterprise Circle.**

*Approves the addition of a fully screened Regenerative Thermal Oxidizer to a height of 52 feet, subject to approval of the DAA staff of necessary landscape modifications and by the City of West Chicago.*

Executive Director Bird read into the record Proposed Resolution 2018-2166 and reviewed the Board Summary Memorandum as provided by Attorney Luetkehans. Discussion followed and Board approval was recommended.

A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2018-2166; Approving a Modification of the Development Plan for the Building at 2500 Enterprise Circle. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (6-0).

**Proposed Ordinance 2018-321; Approving the Execution of an Intergovernmental Agreement with the City of West Chicago, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 33, Community High School District 94 and Norix Group, Inc.**

*Approves an intergovernmental Agreement for the purpose of granting a real estate tax abatement to Norix Group, Inc. up to a maximum amount of \$4,000,000 over ten years.*

Executive Director Bird read into the record Proposed Ordinance 2018-321. He stated that as outlined in the Board Summary Memorandum provided by Attorney Luetkehans, the land purchases for both the Norix and the Discovery Drive Investors properties are contingent upon receiving the tax abatements from local taxing districts. He reviewed the terms of this Intergovernmental Agreement (IGA).

Attorney Luetkehans explained there are two ordinances for each property; Norix and Discovery Drive Investors: Ordinance for the Airport Authority's approval of the IGA along with the other taxing bodies; Ordinance to be provided to the DuPage County Clerk effectively abating the real estate taxes for each property. Discussion followed.

A **MOTION** was made by Commissioner Sharp to approve Proposed Ordinance 2018-321; Approving the Execution of an Intergovernmental Agreement with the City of West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 33, Community High School District 99 and Norix Group, Inc. The **motion was seconded** by Commissioner Posch and was unanimously passed by roll call vote (6-0).

**Proposed Ordinance 2018-322; Ordinance Providing for Real Estate Tax Abatement.**

*Requires that the DuPage County Clerk abate real estate taxes for the Norix Group, Inc. pursuant to an Intergovernmental Agreement with certain local taxing bodies.*

Executive Director Bird read into the record Proposed Ordinance 2018-322. He referred to the previous discussion and recommended Board approval.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Ordinance 2018-322; Ordinance Providing for Real Estate Tax Abatement. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (6-0).

A **MOTION** was made by Commissioner Ledonne to combine Agenda Items 4.e. *Proposed Ordinance 2018-323* and 4.f. *Proposed Ordinance 2018-324* for review and action by the Board. The motion was seconded by Commissioner Getz and was unanimously passed by roll call vote (6-0).

**Proposed Ordinance 2018-323; Approving the Execution of an Intergovernmental Agreement with the City of West Chicago, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 33, Community High School District 94 and Discovery Drive Investors, LLC.**

*Approves an intergovernmental Agreement for the purpose of granting a real estate tax abatement to Discovery Drive Investors, LLC up to a maximum amount of \$4,000,000 over ten years.*

**Proposed Ordinance 2018-324; Ordinance Providing for Real Estate Tax Abatement.**

*Requires that the DuPage County Clerk abate real estate taxes for Discovery Drive Investors, LLC pursuant to an Intergovernmental Agreement with certain local taxing bodies.*

Executive Director Bird read into the record Proposed Ordinance 2018-323 and Proposed Ordinance 2018-324. He referred to the previous discussion and recommended Board approval.

Commissioner Ledonne made a **MOTION** to approve Proposed Ordinance 2018-323; Approving the Execution of an Intergovernmental Agreement with the City of West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 33, Community High School District 99 and Discovery Drive Investors, LLC. and Proposed Ordinance 2018-324; Ordinance Providing for Real Estate Tax Abatement as combined in the previous motion. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (6-0).

Commissioner Ledonne complimented Airport Authority staff and Attorney Luetkehans on these great deals that will bring much business into DuPage County and all Board members agreed. Discussion followed.

**RECESS TO EXECUTIVE SESSION**

A **MOTION** was made by Commissioner Sharp to recess to Executive Session for the setting of a price for sale or lease of property owned by the DuPage Airport Authority. The **motion was seconded** by Commissioner Ledonne and was passed unanimously by roll call vote (6-0). The Special Meeting was recessed to Executive Session at 10:17 a.m. and was reconvened at 10:35 a.m. Upon roll call, a quorum was present for the remainder of the Special Board Meeting.

**OTHER BUSINESS**

**Proposed Resolution 2018-2167; Approving the Execution of a Vacant Land Purchase Agreement with Midwest Industrial Funds, Inc.**

*Approves a sale of up to 27 acres of real property in the DuPage Business Center to Midwest Industrial Funds, Inc. at a price of \$3.60 per square foot, including an option at \$3.67 per square foot.*

Executive Director Bird read into record Proposed Resolution 2018-2167 and there was no further discussion.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2018-2167; Approving the Execution of a Vacant Land Purchase Agreement with Midwest Industrial Funds, Inc. The **motion was seconded** by Commissioner Sharp and was unanimously passed by roll call vote (6-0).

A **MOTION** was made by Commissioner Sharp to adjourn the Special Meeting of the DuPage Airport Authority Board of Commissioners. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by voice vote; the meeting was adjourned at 10:39 a.m.

  
Stephen L. Davis, Chairman

(ATTEST)  
  
Donald C. Sharp, Secretary