

**DuPAGE AIRPORT AUTHORITY  
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE  
WEDNESDAY, NOVEMBER 14, 2018**

The meeting of the Capital Development, Leasing and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at Prairie Landing Golf Club, 2325 Longest Drive, West Chicago, Illinois on Wednesday, November 14, 2018. Committee Chairman Wagner called the meeting to order at 2:30 p.m. and there was a quorum present for the meeting.

**Commissioners Present:** Chavez, Getz, Ledonne, Posch, Wagner.

**Absent:** Sharp

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

**Others:** Phil Luetkehans, Schirott, Luetkehans and Garner; Michael Vonic, CH2M.

**Press:** None

**CAPITAL DEVELOPMENT**

**NEW BUSINESS**

**Proposed Resolution 2018-2215; Award of Contract to Red Hawk Fire & Security for Fire Alarm Panel Replacement.**

*Approves a project to replace the fire alarm panel and related system at Hangars E14 & E15. Total authorized construction not-to-exceed \$28,677, which includes a 10% owner's contingency.*

A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2018-2215; Award of Contract to Red Hawk Fire & Security for Fire Alarm Panel Replacement. The **motion was seconded** by Commissioner Chavez. Discussion followed. Dan Barna advised the fire alarm panels need replacement at various hangar locations. These systems are old and are no longer supported if failure occurs. He continued that four (4) bids were received and Fox Valley Fire & Safety was determined to be low responsive and responsible bidders. Staff recommended approval. The **motion was passed** by roll call vote (5-0).

**Proposed Resolution 2018-2216; Authorizing the Execution of a Cash Farm Lease with Dale Pitstick for 184 Acres.**

*Approves a three (3) year Cash Farm Lease for 184 acres. \$43,240 annual rent paid on March 15<sup>th</sup>.*

A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2018-2216; Authorizing the Execution of a Cash Farm Lease with Dale Pitstick for 184 Acres. The **motion was seconded** by Commissioner Posch. Discussion followed. The current cash farm lease with Dale Pitstick for this location expires on December 31, 2018. Cash rent offers were received from four local farmers and Dale Pitstick is recommended for this three-year cash farm lease. The **motion was passed** by roll call vote (5-0).

**Proposed Resolution 2018-2217; Ratification of the Executive Director's Execution of a Contract with Earthwerks Land Improvement & Development Corporation.**

*Ratifies the Executive Director's execution of a contract to deliver and spread approximately 33,000 cubic yards of clay in the DuPage Business Center for the sum of \$81,000.*

A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2018-2217; Ratification of the Executive Director's Execution of a Contract with Earthwerks Land Improvement & Development Corporation. The **motion was seconded** by Commissioner Getz. Attorney Luetkehans stated at the meeting the Board suspended the competitive bidding process as required in the DuPage Airport Authority Procurement Policy. The Executive Director was authorized to enter into a contract at a not-to-exceed amount of \$250,000. This contract was negotiated with Earthwerks for 33,000 cubic yards of clay at \$81,000 and this Resolution will ratify action by the Executive Director; approval is recommended. The **motion was passed** by roll call vote (5-0).

**Proposed Resolution 2018-2218; Authorizing the Execution of a Plat of Easement Granting Easement to Commonwealth Edison Company and AT&T.**

*Grants ComEd and AT&T a shared 15" easement in the DuPage Business Center.*

A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2018-2218; Authorizing the Execution of a Plat of Easement Granting Easement to Commonwealth Edison Company and AT & T. The **motion was seconded** by Commissioner Getz. Discussion followed. Dan Barna stated this AT& T easement does not have any facilities running through as does the Commonwealth Edison easement. Midwest Industrial Funds, Inc. has agreed to relocate those facilities. At the September Meeting the Board approved waiving the DAA Procurement Code to expedite the process for relocation. This resolution will authorize the Executive Director to execute the Plat of Easement on behalf of the Airport Authority. The **motion was passed** by roll call vote (5-0).

**Proposed Resolution 2018-2219; Ratification of the Executive Director's Execution of a Contract with Intren, Inc. for Installation of Underground Conduit and Splice Boxes Related to the Commonwealth Edison Utility Relocation.**

*Ratifies the Executive Director's execution of a contract to directional drill conduit and install splice boxes to accommodate new ComEd electric cabling for the sum of \$56,670.*

A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2018-2219; Ratification of the Executive Director's Execution of a Contract with Intren, Inc. for Installation of Underground Conduit and Splice Boxes Related to the Commonwealth Edison Utility Relocation. The **motion was seconded** by Commissioner Getz and discussion followed.

Attorney Luetkehans advised this is the actual contract for relocation of the utility lines relevant to the three easements previously discussed and approved. At the August 24, 2018 Special Meeting the Board approved waiving the bidding process to allow the Executive Director to approve a company to complete this project. Bids were received, and the contract was awarded to Intren, Inc. Staff is requesting the Board's ratification of the Executive Director's action. The **motion was passed** by roll call vote (5-0).

**Proposed Resolution 2018-2220; Authorizing the Execution of a Customer Work Agreement with Commonwealth Edison for Installation of Utilities.**

*Approves a Work Agreement to relocate existing ComEd utilities in the DuPage Business Center for the sum of \$95,190.83*

A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2018-2220; Authorizing the Execution of a Customer Work Agreement with Commonwealth Edison for Installation of Utilities. The **motion was seconded** by Commissioner Posch and discussion followed. Attorney Luetkehans stated Board approval of this resolution will authorize the execution of this agreement with Commonwealth Edison allowing them to relocate their facilities relevant to selling to

Midwest Industrial Funds. Startup of this relocation project is anticipated for December 11 and approval is recommended. The **motion was 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 Posch and was passed by unanimous voice vote. The committee meeting was adjourned at 2:37 p.m.

**Approved at the January 17, 2019 Regular Board Meeting**

**Daniel J. Wagner, Chairman  
Capital Development, Leasing and Customer Fees Committee**