


**PUBLIC NOTICE OF COMMITTEE MEETING**  
**CHANGE OF COMMITTEE MEETING LOCATION**  
**TIME CHANGE FOR COMMITTEE MEETING**

**DuPAGE AIRPORT AUTHORITY**  
**BOARD of COMMISSIONERS**

**CAPITAL DEVELOPMENT, LEASING AND**  
**CUSTOMER FEES COMMITTEE**

**NOTICE IS HEREBY GIVEN**, that the regularly scheduled meeting of the **Capital Development, Leasing and Customer Fees Committee** of the Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, is scheduled for **Wednesday, November 20, 2019 at 2:00 p.m.** **The meeting will convene in the Banquet Room of the Prairie Landing Golf Club, 2325 Longest Drive, West Chicago Illinois 60185.**

A Tentative Agenda is attached hereto and made a part of this Notice.



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Daniel J. Barna, Assistant Secretary  
DuPage Airport Authority Board of Commissioners

**POSTED: November 14, 2019**



**BOARD OF COMMISSIONERS  
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE**

**WEDNESDAY, NOVEMBER 20, 2019; 2:00 P.M.**

**PRAIRIE LANDING GOLF CLUB  
BANQUET ROOM  
2325 LONGEST DRIVE  
WEST CHICAGO, ILLINOIS 60185**

**TENTATIVE AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS**
  - a. Proposed Resolution 2019-2304; Award of Contract to KCW Environmental Conditioning, Inc. for HVAC Rooftop Unit Replacements.**  
*Approves a contract to replace two (2) HVAC rooftop units at the DuPage Airport Government Center Building. Total authorized construction not-to-exceed \$18,267.70, which includes a 10% owner's contingency.*
  - b. Proposed Resolution 2019-2305; Award of Contract to Sound Incorporated for Access Control System Upgrades.**  
*Approves a contract to replace existing access control system hardware, software and components. Total authorized construction not-to-exceed \$95,785.60, which includes a 10% owner's contingency, extended warranties and software support.*
  - c. Proposed Resolution 2019-2306; Award of Contract to Fitzgerald's Electrical Contracting, Inc. for Electrical Vault Upgrades. for Electrical Vault Upgrades.**  
*Approves a contract to replace existing airfield lighting outgoing wireways within the Airport maintenance Building Electrical Vault. Total authorized construction not-to-exceed \$71,242.60, which includes a 10% owner's contingency.*
  - d. Proposed Resolution 2019-2307; Authorizing Change Order No. 1 to the Construction Phase Task Order No. 20 with CH2M for the Project: Construction of Ingenuity Way at the DuPage Business Center.**  
*Approves a change order in the amount of \$14,866.95 to fund additional construction observation, increasing the original task order amount of \$55,300 to \$70,166.95.*

- e. **Proposed Resolution 2019-2308; Ratification of the Executive Director's Execution of an Agreement Authorizing an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Program Project Known as: Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessment.**  
*Ratifies the Executive Director's time-sensitive execution of an Intergovernmental Agreement with IDOT and release of \$270,741 local share participation in the Airport Improvement Program project known as: Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessment.*
- f. **Proposed Resolution 2019-2309; Authorizing the Execution of a Construction Phase Engineering Services Agreement with CH2M for the Airport Improvement Program Project Known as: Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessment.**  
*Approves a task order in the amount of \$109,044.05 for construction observation related to the Airport Improvement Program project known as: Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessment. 79% reimbursement from Federal and State funding anticipated.*
- g. **Proposed Resolution 2019-2310; Approving the Development Plan for Alton Industries Ltd. Group for 643 Innovation Drive.**  
*Approves the Development Plan for an approximate 192,880 square foot building on a 12-acre parcel at 643 Innovation Drive for warehouse, distribution and office facilities.*
- h. **Proposed Ordinance 2019-339; Approving the Execution of an Intergovernmental Agreement with the City of West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 22, Community High School District 94 and Innovation Partners, LLC and Alton Industry Ltd. Group in Regard to a Property Tax Abatement Relative to the Development of the Alton Property**  
*Approves the granting of a tax abatement to Alton Industry Ltd. Group for the property located at 643 Innovation Drive. Abatement is limited to \$4,000,000 over ten years.*
- i. **Proposed Ordinance 2019-340; Ordinance Providing for Real Estate Tax Abatement Related to Alton Industry Ltd. Group.**  
*Approves the submittal of the abatement in Ordinance 2019-339 to the County Clerk of DuPage County.*
- j. **Proposed Resolution 2019-2311; Approving the Execution of a Temporary Construction Easement Agreement with Alton Industries Ltd. Group.**  
*Provides access to DAA property to Alton Industries Ltd. Group to build a shared access drive at the northern property line at 643 Innovation Drive.*
- k. **Proposed Resolution 2019-2312; Approving the Execution of a Recapture Agreement with Alton Industries Ltd. Group.**  
*Allows Alton Industries Ltd. Group to recapture 50% of the costs it incurs to construct the driveway improvements on the northern property line of 643 Innovation Drive.*

- l. Proposed Resolution 2019-2313; Approving the Execution of a Reciprocal Non-Exclusive Access, Ingress and Egress Easement Agreement with Alton Industries Ltd. Group.**

*Approves the use of DAA property for the access, ingress and egress for the property located at 643 Innovation Drive and provides access to the DAA to the property located at 643 Innovation Drive for those same purposes.*

- m. Proposed Resolution 2019-2314; Ratification of the Execution of the Termination Letter of the 2006 Intergovernmental Agreement with the City of Batavia.**

*Terminates the 2006 Intergovernmental Agreement related to the sharing of fiber optic cable in the DuPage Business Center.*

- 4. RECESS TO EXECUTIVE SESSION FOR THE DISCUSSION OF PENDING, PROBABLE OR IMMINENT LITIGATION; EMPLOYEE MATTERS; THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE DUPAGE AIRPORT AUTHORITY; AND THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE DUPAGE AIRPORT AUTHORITY.**
- 5. RECONVENE REGULAR SESSION**
- 6. OTHER BUSINESS**
- 7. ADJURNMENT**