

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE
WEDNESDAY, SEPTEMBER 18, 2019**

The meeting of the Capital Development, Leasing and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the Daniel L. Goodwin Flight Center Building, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, September 18, 2019. Committee Chairman Wagner called the meeting to order at 2:30 p.m. There was a quorum present for the meeting.

Commissioners Present: Chavez, Getz, Posch, Wagner.
Absent: Ledonne, Sharp.

DAA Staff Present: Interim Executive Director Mark Doles; 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 Jacobs; Steve McLaughlin, Burns & McDonnell; Todd Merrihew, CH2M; Sandy Christiansen, Union Pacific; Kevin Fuhr, Hanson Professional Services; Ryan O'Leary, Duke Realty; Lisa Starcevich, Duke Realty; Dan Uebelhor, Duke Realty;

Press: None

CAPITAL DEVELOPMENT

NEW BUSINESS

Proposed Resolution 2019-2293; Award of Contract to Anthony Roofing Tecta America, LLC for the Hangar E1 Re-Roof Project.

Approves roof and insulation replacement at Hangar E1. Total authorized construction cost not-to-exceed \$165,772.95.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2293. A **MOTION** was made by Commissioner Posch to recommend Board approval for Proposed Resolution 2019-2293; Award of Contract to Anthony Roofing Tecta America, LLC. for the Hangar E1 Re-Roof Project. The **motion was seconded** by Commissioner Chavez. Dan Barna stated this project will replace the roof and insulation in Hangar E1, removing the original metal roof and roof membrane which created the existing issues. He explained the scope of this project and added that Wight and Company prepared the plans and specifications for this project. Two (2) bids were received and Anthony Roofing Tecta America was the low, responsive, responsible bidder. Mr. Barna stated the low bid exceeded the amount budget for this project by \$74,502.95 however funds will be made available from a budgeted project that will not be done this year. Discussion followed. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2294; Authorizing Change Order No. 1 to the Design Phase Engineering Services Agreement with CH2M for the Airport Improvement Project Known as: Upgrade Airport Perimeter Fencing Phase II Per 2008 Wildlife Hazard Assessment.

Approves a change order in the amount of \$25,987.06 for additional design elements, increasing the original not-to-exceed cost of \$56,518.32 to \$82,505.38.

A **MOTION** was made by Commissioner Chavez to recommend Board approval of Proposed Resolution 2019-2294; Authorizing Change Order No. 1 to the Design Phase Engineering Services Agreement with CH2M for the Airport Improvement Project Known as: Upgrade Airport Perimeter Fencing Phase II Per 2008 Wildlife Hazard Assessment. The **motion was seconded** by Commissioner Getz. Mr. Barna explained this is a continuation of a project that began approximately two years ago. He added that at the March 20, 2019 meeting Phase II and Phase III of this project were approved by the Board and he

reviewed the scope of Phase II and Phase III of the project. Mr. Barna stated that the Department of Aeronautics had now requested this project be split into two phases with Phase III to be done first due to additional requirements by the FAA for Phase II. These requirements were discussed. Mr. Barna reviewed the costs associated and explained the funding breakdown between Federal, State and local entities. Discussion followed and staff recommended approval. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2295; Authorizing Change Order No. 1 to the Design Phase Engineering Services Agreement with CH2M for the Airport Improvement Project Known as: Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessment.

Approves a change order in the amount of \$17,939.79 for additional design elements, increasing the original not-to-exceed cost of \$40,718.24 to \$58,658.03.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2295. A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2018-2295; Authorizing Change Order No. 1 to the Design Phase Engineering Services Agreement with CH2M for the Airport Improvement Project Known as: Upgrade Airport Perimeter Fencing Phase III Per 2008 Wildlife Hazard Assessment. The **motion was seconded** by Commissioner Chavez. Mr. Barna continued to review the scope of Phase III of this project and the costs associated. Discussion followed and Staff recommended approval. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2297; Authorizing the Execution of a Hangar and Office Lease Agreement with Exelon Business Services Company, LLC.

Approves a hangar and office lease agreement with Exelon Business Services Company for a two-year term commencing February 1, 2020 to January 31, 2022. The total lease revenue for this two-year term is \$581,416.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2297. A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2019-2297; Authorizing the Execution of a Hangar and Office Lease Agreement with Exelon Business Services Company, LLC. The **motion was seconded** by Commissioner Chavez. Interim Executive Director Doles stated the Airport Authority has had a hangar lease with Exelon since 2012 and has been in the current location since 2017. The initial lease term expires during the first quarter of 2020 and includes an option for an additional 5 years. Interim Executive Director Doles continued that during negotiations, Exelon stated their preference to have a two-year firm term; he reviewed the new agreement which is identical to the existing lease terms. Interim Executive Director Doles stated that counsel has reviewed this new lease agreement and staff recommends approval. The **motion was passed** by roll call vote (4-0). Commissioner Wagner abstained.

Proposed Resolution 2019-2298; Ratifying the Execution by the Executive Director of GSA Lease Amendment No. 2 to GS-058-18903 with the Government of the United States of America.

Ratifies the action of the Executive Director to execute a lease with the Government of the United States of America to continue leasing hangar and office space for a total of three (3) years firm. Total lease payments over the term will be \$141,847.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2298. A **MOTION** was made by Commissioner Getz to recommend Board approval of Proposed Resolution 2019-2298; Ratifying the Execution by the Executive Director of GSA Lease Amendment No. 2 to GS-0508-18903 with the Government of the United States of America. The **motion was seconded** by Commissioner Posch. Interim Executive Director Doles advised this Federal Government agency has been a tenant of the Airport since 2012. This GSA Lease Amendment extends their current lease for a total of three (3) years firm. Due to the timing of their Fiscal Year it was necessary for the Executive Director to execute this lease amendment prior to this Board Meeting and is in the best interest of the Airport for retaining this lease revenue. Prior review and approval was given by the Chairman and legal counsel for this early execution and staff is now seeking Board approval of this action. Discussion followed. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2299; Approving the Execution of a Mass Grading Site Access Agreement between the DuPage Airport Authority and Seefried Industrial Properties, Inc.

Approves an agreement to allow Seefried Industrial Properties, Inc. to perform preliminary mass grading on a 39.2-acre parcel which it has a purchase agreement with the DuPage Airport Authority in the DuPage Business Center.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2299. A **MOTION** was made by Commissioner Chavez to recommend Board approval of Proposed Resolution 2019-2299; Approving the Execution of a Mass Grading Site Access Agreement between the DuPage Airport Authority and Seefried Industrial Properties, Inc. The **motion was seconded** by Commissioner Getz. Attorney Luetkehans explained the existing agreement with Seefried for the purchase of properties in the DuPage Business Center located in the area of the Old Gun Range site. Seefried has advised completion of the project is required by the first half of 2020 however the approvals and permitting needed from the City of West Chicago will be not received until later in October. Seefried has advised they are willing to take the risk and begin the mass grading prior to the actual purchase of the property, filling in the pond and making a site ready pad. He proceeded to review the terms of this mass grading site access agreement and added more detailed discussion will occur in the Committee's Executive Session to follow. Counsel recommended approval. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2300; Approving the Final Development Plan of Seefried Industrial Properties, Inc.

Approves a Final Development Plan for a 145,000 square foot distribution/office building on a 39.2-acre parcel in the DuPage Business Center.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2300. A **MOTION** was made by Commissioner Posch to recommend Board approval of Proposed Resolution 2019-2300; Approving the Final Development Plan of Seefried Industrial Properties, Inc. The **motion was seconded** by Commissioner Chavez. Attorney Luetkehans provided the proposed Resolution and reviewed the scope of this Development Plan. Counsel recommended approval and advised further detailed discussion will occur in the Executive Session to follow. The **motion was passed** by roll call vote (4-0).

Proposed Resolution 2019-2301; Approving the Execution of a Second Amendment to the Vacant Land Purchase Agreement with Alton Industries Ltd. Group.

Amends the Vacant Land Purchase Agreement with Alton Industries Ltd. Group to extend the inspection period and reduce the amount of property being purchased to approximately 12 acres.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2301. A **MOTION** was made by Commissioner Getz to recommend Board approval of Proposed Resolution 2019-2301; Approving the Execution of a Second Amendment to the Vacant Land Purchase Agreement with Alton Industries Ltd. Group. The **motion was seconded** by Commissioner Chavez. Attorney Luetkehans advised that Alton Industries Ltd. Group has requested certain other amendments to their Vacant Land Purchase Agreement which are referenced in this proposed Second Amendment to their agreement. Counsel recommended approval and advised more detailed discussion will follow in the Committee's Executive Session. The **motion was passed** by roll call vote (4-0).

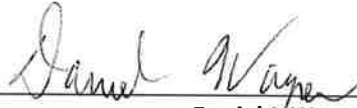
RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner Getz 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 Posch and was passed unanimously by roll call vote (4-0). The Regular Committee Meeting was recessed to Executive Session at 2:55 p.m. and was reconvened at 3:05 p.m. Upon roll call, a quorum was present for the remainder of the Regular Board Meeting.

OTHER BUSINESS

None

Commissioner Posch made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Getz and was passed by unanimous roll call vote (4-0). The committee meeting was adjourned at 3:06 p.m.



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