

**DuPAGE AIRPORT AUTHORITY
SPECIAL BOARD MEETING
Thursday, February 25, 2019**

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, February 25, 2019. Chairman Davis called the meeting to order at 8:00 a.m. and a quorum was present for the meeting.

Commissioners Present: Davis, Donnelly, Getz, LaMantia, Ledonne, Sharp, Wagner.

Commissioners Absent: Chavez, Posch

DuPage Airport Authority Staff Present: Mark Doles, Director of Aviation Facilities and Properties; Patrick Hoard, Director of Finance and Prairie Landing Golf Club; Pamela Miller, Executive Assistant and Board Liaison. Executive Director David Bird joined the meeting via conference call.

Others in Attendance: Phil Luetkehans, Schirott, Luetkehans and Garner.; Randy Machelski, SmithGroup JJR; Ben King, Heitman Architects, Janis Stacey, Norix; Scott Karl, Norix; Scannell (three representatives); (2 representatives); Pat Schumer, Midwest Industrial Funds Inc.

Members of the Press:

None

PUBLIC COMMENT

None

NEW BUSINESS

Proposed Resolution 2018-2231; Approving the Development Plan for 1 Innovation Drive

Approving the Development Plan for Norix Group, Inc. for a 189,958 square foot building in the DuPage Business Center.

Mark Doles, Director of Aviation Facilities & Properties read into the record Proposed Resolution 2018-2231. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2018-2231; Approving the Development Plan for 1 Innovation Drive. The **motion was seconded** by Commissioner Sharp.

Attorney Luetkehans explained that the Board had previously approved the Concept Plan for this development with the deviation allowing the property to exceed the maximum 30% parking permitted in front of the street façade of the buildings. This is the final Development Plan and as stated in the Intergovernmental Agreement (IGA) with the City of West Chicago, the Airport Authority Board must approve this Development Plan prior to the City's approval. Norix has asked for the following variations: screening loading docks; screening the overnight vehicle storage; and reduction of the required amount of sod. Ben King of Heitman Architects reviewed where the construction is located and the facilities to be constructed. Randy Machelski of SmithGroup stated none of the variations being proposed in this final Development Plan will compromise the integrity to the Business Center. Discussion followed briefly, and the **motion was passed** by roll call vote (7-0).

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of 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. The **motion was seconded** by Commissioner Sharp and **was passed** unanimously by roll call vote (7-0). The Special Meeting was recessed to Executive Session at 8:12 a.m. and was reconvened at 8:55 a.m. Upon roll call, a quorum was present for the remainder of the Special Board Meeting.

OTHER BUSINESS

Proposed Resolution 2019-2232; Approving an Extension of the Due Diligence Period for Scannell Properties, LLC.

Approving an extension of time of a length to be determined by the Board, but not to exceed 75 days, for Scannell Properties, LLC to complete Due Diligence to seek approval from West Chicago of its development plan regarding the property at the northwest corner of Innovation Drive and Technology Drive in the DuPage Business Center.

Mr. Doles read into the record Proposed Resolution 2018-2232. A **MOTION TO AMEND** Proposed Resolution 2018-2232; Approving the Concept Plan for Midwest Industrial Funds, Inc. was made by Commissioner Ledonne. The **motion was seconded** by Commissioner Getz and was passed unanimously by voice vote. Discussion followed.

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2018-2232; Approving the Concept Plan for Midwest Industrial Funds, Inc. as amended for an extension of the due diligence period until May 13, 2019. The **motion was seconded** by Commissioner Sharp. There was no further discussion and the **motion was passed** by roll call vote (7-0).

Discussion continued briefly regarding the Chairman's appearance at the recent DuPage County Board Meeting when he was honored for *TuskegeeNEXT*.

Chairman Davis asked that the May 1, 2019 Regular Board Meeting be rescheduled. Commissioners discussed their availability for the May Board Meeting and determined that Thursday, May 9, 2019 would be an agreeable date for rescheduling this Board Meeting. The Public Notice for Cancellation and Rescheduling of the May 1, 2019 Board meeting will be filed to reflect this date change.

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 Getz and **was passed** unanimously by voice vote; the meeting was adjourned at 9:04 a.m.



Stephen L. Davis, Chairman

(ATTEST)



Donald C. Sharp, Secretary