

**DuPAGE AIRPORT AUTHORITY  
SPECIAL BOARD MEETING  
Tuesday, July 30, 2019**

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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, Third Floor Conference Room; Tuesday, July 30, 2019. Chairman Davis called the meeting to order at 8:00 a.m. and a quorum was present for the meeting. Commissioners Wagner arrived at 8:10 a.m.

**Commissioners Present:** Chavez, Davis, Donnelly, Getz, LaMantia, Ledonne, Posch, Wagner

**Commissioners Absent:** Sharp

**DuPage Airport Authority Staff Present:** Mark Doles, Interim Executive Director; 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 in Attendance:** Phil Luetkehans, Schirott, Luetkehans and Garner; Anthony Lewandowski, CH2M; Mark Moran, NAI Hiffman.

**Members of the Press:**

None

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**Proposed Resolution 2019-2276; Approving the Execution of a Vacant Land Purchase Agreement with Seefried Industrial Properties, Inc.**

*Authorizes the entry of an agreement to sell 39.19 acres on Discovery Drive in the DuPage Business Center to Seefried Industrial Properties, Inc. for 4.00 per square foot.*

Interim Executive Director Mark Doles read into the record Proposed Resolution 2019-2276. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2019-2276; Approving the Execution of a Vacant Land Purchase Agreement with Seefried Industrial Properties, Inc. The **motion was seconded** by Commissioner LaMantia. Attorney Luetkehans explained that Seefried is seeking to enter into a new Purchase Agreement for a larger site, 39 plus acres known as the Gun Range property and this property has a pond on site that will need to be filled. He stated that Seefried Properties is offering two options for consideration to pay for filling the pond. Attorney Luetkehans and staff recommended accepting the option to issue a credit of \$709,170 from the original purchase price. He stated there were no other changes needed to the original agreement approved on June 13 with the exception of the additional costs to fill the pond and the reference to the different parcel of land to be purchased. Discussion followed. Commissioner Ledonne made a **motion to amend** the previous motion to include the cost figure of \$709,170 into the 4<sup>th</sup> "Whereas" Clause of the Resolution. Commissioner LaMantia seconded the motion to amend. The **motion, as amended, was passed** by roll call vote (7-0). Commissioner Wagner was not present for the vote.

**Proposed Resolution 2019-2277; Ratifying the Execution of a Temporary Site Access Easement Agreement between the DuPage Airport Authority and Seefried Industrial Properties, Inc.**

*Ratifies the Executive Director's execution of a site access agreement allowing Seefried Industrial Properties, Inc. to take measurements and soil borings on a 39.19-acre property on Discovery Drive in the DuPage Business Center.*

Interim Executive Director Doles read into the record Proposed Resolution 2019-2277. A **MOTION** was made by Commissioner Getz to approve Proposed Resolution 2019-2277; Ratifying the Execution of a Temporary Site Access Easement Agreement between the DuPage Airport Authority and Seefried Industrial Properties, Inc. The **motion was seconded** by Commissioner Chavez. Attorney Luetkehans explained the need for the Executive Director to authorize this temporary site access easement agreement for Seefried. In order to obtain an accurate estimate for the cost to fill in the pond at the Gun Range property, access was needed for soil borings and testing. He continued that, as discussed at the June Board Meeting, due to timing issues, it was necessary for this agreement to be executed prior to obtaining Board approval. Staff is seeking ratification of the Executive Director's execution of this agreement on June 23, 2019. There was no further discussion. The **motion was passed** by roll call vote (7-0). Commissioner Wagner was not present for the vote.

**Proposed Resolution 2019-2278; Approving the Execution of a First Amendment to Vacant Land Purchase Agreement with Innovation Partners, LLC.**

*Extends the Inspection Period under the Vacant Land Purchase Agreement with Innovation Partners, LLC. until August 30, 2019.*

Interim Executive Director Doles read into the record Proposed Resolution 2019-2278. A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2019-2278; Approving the Execution of a First Amendment to Vacant Land Purchase Agreement with Innovation Partners, LLC. The **motion was seconded** by Commissioner Chavez. Discussion followed briefly regarding the need for Innovation Partners to request an extension of their inspection period and Board approval was recommended. The **motion was passed** by roll call vote (8-0).

**Proposed Resolution 2019-2279; Authorization to Execute Task Order No. 25 with CH2M for Professional Design Services for DuPage Airport Customs and Border Protection Expansion.**

*Authorizes Task Order No. 25 with CH2M in the not-to-exceed amount of \$149,629.29 to deliver construction documents for expansion of Customs and Border Protection Facilities in the DuPage Flight Center.*

Interim Executive Director Doles read into the record Proposed Resolution 2019-2279. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2019-2279; Authorization to Execute Task Order No. 25 with CH2M for Professional Design Services for DuPage Airport Customs and Border Protection Expansion. The **motion was seconded** by Commissioner Posch. Interim Executive Director Doles reviewed the proposed facility and the need for these expanded facilities to meet the US Customs and Border Protection Minimum Standards. He advised that DuPage has 220 to 250 international flights that clear Customs each year as well as foreign aircraft coming into DuPage doing business in Chicago. He reviewed the amount of fuel sold as a result of these operations and added it would have a tremendous impact on the Airport not to have US Customs at DuPage. Discussion continued and staff recommended Board approval. The **motion was passed** by roll call vote (8-0).

**RECESS TO EXECUTIVE SESSION**

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of setting of a price for sale or lease of property owned by the DuPage Airport Authority. The **motion was seconded** by Commissioner Donnelly and was passed unanimously by roll call vote (8-0). The Special Meeting was recessed to Executive Session at 8:24 a.m. and was reconvened at 8:35 a.m. Upon roll call, a quorum was present for the remainder of the Special Board Meeting.

**OTHER BUSINESS**

There was discussion relating to scheduling Board and Committee meetings for early morning rather than afternoon as is currently set forth in the yearly meeting calendar. This concept will be further discussed during preparation of the 2020 Board Meeting Calendar which will be presented for approval at the November Board Meeting.

Interim Executive Director Doles reminded the Board of the *Annual Back to School Celebration* for students and families from surrounding communities to visit DuPage Airport. This event will take place on August 8; 10:00 a.m. to 2 p.m.

A **MOTION** was made by Commissioner Ledonne to adjourn the Special Meeting of the DuPage Airport Authority Board of Commissioners. The motion was seconded by Commissioner Wagner and **was passed** unanimously by voice vote; the meeting was adjourned at 8:45 a.m.



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Stephen L. Davis, Chairman

(ATTEST)



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Donald C. Sharp, Secretary