

**DuPAGE AIRPORT AUTHORITY
SPECIAL BOARD MEETING
Wednesday, September 4, 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, Third Floor Conference Room; Wednesday, September 4, 2019. Chairman Davis called the meeting to order at 8:00 a.m. and a quorum was present for the meeting.

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

Commissioners Absent: Posch, 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; Mayor Kevin Burns, City of Geneva; Cathleen Tymoszenko, City of Geneva; Stephanie Dawkins, City of Geneva; Ryan O'Leary, Duke Realty, Sandy Christiansen, Union Pacific Railroad; other representatives from Duke Realty, Union Pacific Railroad, and City of Geneva that did not sign attendance register.

Members of the Press:

None

PUBLIC COMMENT

None

NEW BUSINESS

Proposed Resolution 2019-2780; Approving the Execution of Temporary Construction Easement Agreement with Scannell Properties, LLC.

Approves the granting of a Temporary Easement to allow the construction of storm sewers, performance of grading operations and the preparation of a building pad on a parcel owned by the DuPage Airport Authority.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2780. A **MOTION** was made by Commissioner Wagner to approve Proposed Resolution 2019-2280; Approving the Execution of Temporary Construction Easement Agreement with Scannell Properties, LLC. The **motion was seconded** by Commissioner Ledonne. Attorney Luetkehans explained the Airport Authority has a purchase agreement with Scannell for property in the DuPage Business Center and also has an option to purchase an additional parcel. He continued to review Proposed Resolution 2019-2780 and Proposed Resolution 2019-2781 both relating Scannell Properties LLC. and dealing with stormwater management for both parcels. Scannell Properties is asking to begin construction at the second site at once, making this site on the West side a "pad ready site" and then building a stormwater detention area on the other parcel at the same time. The first resolution grants Scannell a temporary construction easement to begin work on the option parcel and the second resolution would approve a Reciprocal Drainage Easement Agreement to allow Scannell to construction drainage and infrastructure improvements that will benefit both parcels. Attorney Luetkehans reviewed the terms of both the Temporary Construction Easement Agreement and the Reciprocal Drainage Easement Agreement; Counsel recommended Board approval. Discussion followed. The **motion was passed** by roll call vote (7-0) to approve Proposed Resolution 2019-2780; Approving the Execution of Temporary Construction Easement Agreement with Scannell Properties, LLC.

Proposed Resolution 2019-2781; Approving the Execution of a Reciprocal Drainage Easement Agreement with Scannell Properties, LLC.

Approves the execution of a Reciprocal Drainage Easement allowing the conveyance of storm water between the properties owned by Scannell Properties, LLC and the DuPage Airport Authority.

Interim Executive Director Doles read into the record Proposed Resolution 2019-2781. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2019-2781; Approving the Execution of a Reciprocal Drainage Easement Agreement with Scannell Properties, LLC. The **motion was seconded** by Commissioner Chavez and there was no further discussion. The **motion was passed** by roll call vote (7-0).

Proposed Resolution 2019-2782; 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 3.2-acre parcel which it has a purchase agreement with the DuPage Airport Authority in the DuPage Business Center.

This item was withdrawn from the Agenda and there was no discussion or action.

DISCUSSION OF UNION PACIFIC RAILROAD SPUR REQUEST.

Interim Executive Director Doles read into the record this discussion item.

Attorney Luetkehans introduced Mayor Kevin Burns of the City of Geneva, Ryan O'Leary from Duke Realty and Sandy Christianson of Union Pacific Railroad. He continued these individuals were present to provide information and answer questions regarding a recent request made to the Airport Authority for an additional rail spur easement to support a proposed 75-acre development West of Kautz Road known as the Weber Farm property. Ryan O'Leary of Duke Realty provided an overview of this proposed development stating that acquiring an additional rail spur is a requirement for construction of this facility. He continued that this development would provide a regional benefit for surrounding communities and the Airport with the addition of new home construction; infrastructure improvements for Kautz Road; and creating a significant amount of economic gain with the addition of 80 to 100 employees at this new facility. Mr. O'Leary added the Airport's point is understood that a tremendous amount of money was initially spent by the Airport Authority to develop those lines in previous years and their team is prepared to offer \$750,000 as a one-time compensation. Discussion followed.

Mayor Burns spoke to his 20 years as Mayor of the City of Geneva and the great relationship he has experienced with DuPage Airport, the surrounding communities, and the City of West Chicago. He emphasized how this development is a wonderful opportunity for all to benefit and celebrate this region. Mayor Burns expressed his appreciation to the Board for helping to make this development happen.

Mr. O'Leary and Sandy Christiansen of Union Pacific Railroad continued to review the plans for development of this facility and lengthy discussion followed.

Chairman Davis thanked Mayor Burns, representatives from Duke Realty and Union Pacific Railroad for their presentation and advised the Board would continue their discussion during the Executive Session.

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 Getz and was passed unanimously by roll call vote (7-0). The Special Meeting was recessed to Executive Session at 8:51 a.m. and was reconvened at 9:16 a.m. Upon roll call, a quorum was present for the remainder of the Special Board Meeting.

OTHER BUSINESS

None

A **MOTION** was made by Commissioner Wagner 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 9:17 a.m.



Stephen L. Davis, Chairman

(ATTEST)



Donald C. Sharp, Secretary