

**DuPAGE AIRPORT AUTHORITY
SPECIAL BOARD MEETING
Thursday, December 17, 2015**

A Special Meeting of the Board of Commissioners of the DuPage Airport Authority was convened at the DuPage Flight Center, 2700 International Drive, West Chicago, Illinois, First Floor Conference Room; Thursday, December 17, 2015. Chairman Davis called the meeting to order at 8:06 a.m. and a quorum was present for the meeting.

Commissioners Present: Chavez, Davis, Donnelly, Huizenga, LaMantia, Ledonne, Posch, Sharp, Wagner.

Commissioners Absent: None

DuPage Airport Authority Staff Present: David Bird, Executive Director; 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.

Others in Attendance: Phil Luetkehans, Schirott, Luetkehans and Garner; Ed Harrington, CenterPoint Properties; John Lass, CenterPoint Properties Trust; Randy Machelski, Smith Group JJR; John Bullock, DuPage Aerospace.

Members of the Press:

None

PUBLIC COMMENT

None

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of pending, probable or imminent litigation; 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 Posch and was passed unanimously by roll call vote (9-0). The Special Meeting was recessed to Executive Session at 8:08 a.m. and was reconvened at 9:12 a.m. Upon roll call, a quorum was present for the remainder of the meeting. Commissioners LaMantia and Huizenga departed the meeting prior to completion of the Executive Session.

NEW BUSINESS

Proposed Ordinance 2015-1985; Ordinance Authorizing the Negotiation for the Acquisition of a Certain Property Commonly Known as the Pheasant Run Property for Airport Purposes by the DuPage Airport Authority – Approximately 140.25 Acres Located at the Southeast Corner of Route 64 and Kautz Road in St. Charles, Illinois.

Phase I Ordinance Authorizing the negotiation for acquisition of approximately 140.25 acres known as Pheasant Run Resort.

Executive Director Bird read into the record Proposed Ordinance 2015-1985. There was no further discussion by the Board.

A **MOTION** was made by Commissioner Ledonne to approve Proposed Ordinance 2015-1985; Ordinance Authorizing the Negotiation for the Acquisition of a Certain Property Commonly Known as the Pheasant Run Property for Airport Purposes by the DuPage Airport Authority – Approximately 140.25 Acres Located at the Southeast corner of Route 64 and Kautz Road in St. Charles, Illinois. The **motion was seconded** by Commissioner Donnelly and was passed by roll call vote (7-0).

Proposed Resolution 2015-1987; Approving the Development Plan for Expansion of the Building at 2500 Enterprise Circle.

Authorizes the Development Plan for the expansion of the building located at 2500 Enterprise Circle. Approves a 250,575 square foot addition on a 10.5 acre parcel to an existing building of 300,278 square feet on a 14.55 acre parcel with certain variations, subject to approval of the development plan and variations by the City of West Chicago.

Executive Director Bird read into the record Proposed Ordinance 2015-1985.

Attorney Luetkehans stated that at a previous Board Meeting, CenterPoint Properties Trust submitted a Development Plan for the site located in the DuPage Business Center for DS Containers, 2500 Enterprise Circle, and the Board approved this Development Plan. He continued that the submission of this new Development Plan is for Phase II of their development.

Attorney Luetkehans stated there are some open issues relating to screening and materials that were not identified in the plan and staff is recommending changes to be included in the plan prior to Board approval. These recommendations were discussed earlier in the week with CenterPoint and DS Containers after the Airport Authority's Consultant, Randy Machelski of Smith Group JJR, reviewed and commented on the plan and Attorney Luetkehans was directed by the Board to draft those comments and include them in the Resolution.

A **MOTION** was made by Commissioner Sharp to approve Proposed Resolution 2015-1987; Approving the Development Plan for Expansion of the Building at 2500 Enterprise Circle contingent upon the conditions as presented. The **motion was seconded** by Commissioner Ledonne and was passed by roll call vote (7-0).

Executive Director stated that CenterPoint would conduct a tour of the DS Containers current facilities in Batavia and the new facility site for anyone interested in viewing these facilities.

Ed Harrington provided a brief activity report. He reported the new occupancy in the DuPage Business Center is exciting with Simpson Strong Tie to be purchasing the Pella Building. Attorney Luetkehans added that the goal is to have a purchase for consideration by the Board at the January Annual Meeting, pending approvals by West Chicago.

Mr. Harrington reported that activity currently in the Park is quiet with the holiday season and CenterPoint continues to finalize the Simpson Strong Tie purchase and Phase II with DS Containers. Discussion followed.

Commissioner Ledonne stated he would like the entire Airport Staff to be made aware that the Board recognizes Staff is working hard and is running a safe and efficient airport especially

during the holiday season when additional work hours are required. The Board expressed their thanks and best wishes for *Happy Holidays* and a *Happy New Year*. All commissioners joined in this expression of thanks to the staff.

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 Posch and was passed unanimously by voice vote; the meeting was adjourned at 9:22 a.m.

Approved at the January 13, 2016 Board Meeting
Stephen L. Davis, Chairman