

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES
SPECIAL COMMITTEE MEETING
FRIDAY, JANUARY 20, 2017**

A special 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, First Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Friday, January 20, 2017. Committee Chairman Wagner called the meeting to order at 8:02 a.m. A quorum was present for this meeting.

Commissioners Present: Chavez, Davis, Ledonne, Posch, Sharp, Wagner.

Absent: None

DAA 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: Phil Luetkehans, Schirott, Luetkehans and Garner; John Wauterlek, Hamilton Partners.

Press: None

NEW BUSINESS

Discussion of Concepts and Alternatives for Development of the DuPage Business Center.

Chairman Wagner stated this would be the fourth special meeting held for discussion of the future development of the DuPage Business Center.

Attorney Luetkehans introduced John Wauterlek of Hamilton Partners. Mr. Wauterlek stated he is happy to share his opinions for future development at the DuPage Business Center. He began by asking specific questions establishing a baseline to address the structure of this development plan and discussion followed each topic:

- What are the pros and cons for industrial development;
- What is the Airport Authority's motivation at this point for developing this property; make money on the land sale – create jobs – what is the pressure to create jobs;
- Issues with the land for users compared to other comparable properties;
- Competing developments;
- Accessibility to highways and user access;
- Creating a TIFF – pros and cons;
- Programs available at the State level;
- Establishing Incentives – working with City of West Chicago, City of St. Charles (being creative);
- Various development plan structures that can be options for the Business Center and what is the best option for the Business Center;
- Utilizing a developer versus a broker;
- Developing the Request for Proposal (RFP).

Board Chairman Davis stated that he felt it most important to keep the Airport at the top of the list of motivations for developing the DuPage Business Center. The Airport Authority's primary motivation and obligation is to the Airport, to reduce the Airport's dependence on the tax rolls and then job creation.

Discussion continued and Executive Director Bird advised the next Special Capital Development Committee Meeting would be held in February with the specific date to be determined.

RECESS TO EXECUTIVE SESSION

There was no Executive Session held.

OTHER BUSINESS

None

Board Chairman Davis made a **MOTION** to adjourn the Special Meeting of the Capital Development, Leasing and Customer Fees Committee; the **motion was seconded** by Commissioner Sharp and was passed by unanimous voice vote. The committee meeting was adjourned at 9:15 a.m.

Approved at the March 8, 2017 Regular Board Meeting

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