

**DUPAGE AIRPORT AUTHORITY  
BOARD OF COMMISSIONERS**

**SPECIAL MEETING  
PHEASANT RUN SUBCOMMITTEE  
Thursday, April 16, 2020**

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A Meeting of the Special Pheasant Run Subcommittee of the DuPage Airport Authority Board of Commissioners convened at the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois, Second Floor Conference Room on Thursday, April 16, 2020. Subcommittee Chairman Getz called the meeting to order at 3:31 p.m. and a quorum was present for the meeting. This committee meeting was held as a virtual meeting due to COVID-19 Pandemic and social distancing requirements.

***Commissioners Present:*** Chavez, Getz, Sharp

(All committee members joined the meeting via teleconference call).

***Commissioners Absent:*** None

***DuPage Airport Authority Staff Present:*** Mark Doles, Executive Director; Daniel J. Barna, Operations and Capital Programs Manager; Pamela Miller, Executive Assistant and Board Liaison.

***Others in Attendance:*** Phil Luetkehans, Luetkehans, Brady, Garner & Armstrong LLC.; John Whitehead, NAI Hiffman; Mark Moran, NAI Hiffman.

***Members of the Press:***

None

**NEW BUSINESS**

**Discussion of Options Regarding the Use and/or Disposition of Property**

Executive Director Doles introduced representatives from NAI Hiffman; John Whitehead and Mark Moran. They expressed their appreciation for the opportunity to address the Subcommittee with NAI Hiffman's recommendations. Their presentation included the following discussion items regarding how to determine the value of the property and how to approach marketing the site:

- Addressing the investigation process including civil engineering/geotechnical/Army Corps studies; annexations/zoning/municipalities and boundary issues; environmental reporting to determine potential buyer's risks; incentives;
- Site Plans: conceptual site plans showing developable areas, access roads, utility access and easements, detention, and costs for necessary infrastructure, timeframe for due diligence either done up front by the Airport Authority or left to the potential buyer.

- After these areas have been addressed and information becomes available it can be determined how best to market the site. Discussed how the COVID 19 pandemic might affect the market and what the appetite of developers and business community will be at that time.

Discussion continued and Subcommittee Chairman Getz asked that NAI Hiffman provide written comments laying out their specific recommendations. Attorney Luetkehans asked that they also include what their recommendations and timeline might be assuming the Airport Authority could complete all preliminary due diligence within an estimated 60-day period. He related that the Airport Authority would be faced with an issue of maintenance in the fall along with tax issues. Discussion continued and NIA Hiffman representatives disconnected from the virtual meeting at 4:05 p.m.

The Subcommittee continued to review their projections for this process and the level of work that needs to be accomplished as part of the due diligence. Discussion followed.

Attorney Luetkehans advised the next Subcommittee meeting is scheduled for Friday, April 17 with a presentation from the firm JLL.

A **MOTION** was made by Commissioner Sharp to adjourn the Special Meeting of the Pheasant Run Subcommittee. The motion was seconded by Commissioner Getz and **was passed** unanimously by voice vote; the meeting was adjourned at 4:26 p.m.

**Approved at the May 20, 2020 Regular Board Meeting**  
**Herbert A. Getz, Subcommittee Chairman**