

**DUPAGE AIRPORT AUTHORITY
BOARD OF COMMISSIONERS**

**SPECIAL MEETING
PHEASANT RUN SUBCOMMITTEE
Tuesday, April 28, 2020**

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 Tuesday, April 28, 2020. Subcommittee Chairman Getz called the meeting to order at 3:36 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 virtually).

Commissioners Absent: None

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Pamela Miller, Executive Assistant and Board Liaison.

Others in Attendance: Phil Luetkehans, Luetkehans, Brady, Garner & Armstrong LLC.; Sean Maher, Pritzker Realty Group. (All participants attended the meeting virtually).

Members of the Press:
None

NEW BUSINESS

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

Executive Director Doles introduced the Airport Authority staff present at the meeting and expressed his appreciation to Sean Maher of the Pritzker Realty Group for sharing with the Subcommittee his opinions and for providing an outside look at the Pheasant Run property. Executive Director Doles added this is one of several meetings that have been held with brokerage firms and real estate professionals to discuss the best options for divestiture of this property owned by DuPage Airport Authority; 94 acres consisting of the majority of the Golf Course plus the driving range.

Mr. Maher stated that he is generally familiar with the Pheasant Run property and understands the intent to sell this property. Mr. Maher advised that Pritzker Realty Group has no interest in making an offer on the Pheasant Run Property and is not planning to steer this conversation with the Subcommittee in any way toward Pritzker. He advised of his readiness to help the Airport Authority to maximize profits and to divest this property as soon as possible.

Discussion occurred regarding the following topics:

- Water detention issues; six (6) water features on the property feeding to the middle and south which will require some type of civil engineered detention. If underground utilities are required, it is quite costly, and it would affect the price of the land. Remove a lot of the unknowns and determine the engineering requirements and estimated costs to be expended by Airport Authority.
- Boundary and Municipality issues and the potential for disconnection from the City of St. Charles.
- Entitlement process: Determining the options for best developing the property and the potential market values for each option for development. Other than a straight disposition, the property also lends itself well to an industrial park similar to the DuPage Business Center. To maximize the property in this way would require the parcels to be carved out to support multiple buildings and to establish pricing for each.
- Effects of the Coronavirus on potential markets and developers and for pricing.

Discussion continued and Sean Maher of Pritzker Realty departed the meeting at 4:02 p.m.

Subcommittee continued their discussion, comparing information received from presentations made by JLL, Colliers and NIA Hiffman. It was the consensus of the Subcommittee that it would be in the best interest of the Airport Authority to divest itself of this property as a whole without going through the process of breaking into multiple parcels. Subcommittee Chairman Getz suggested this recommendation be made to the full Board, outlining the investment required for contracting with a brokerage firm to assist with this process. The subcommittee will defer to staff's judgement for the process to select a firm. Discussion followed regarding the Subcommittee's direction for the next steps to be undertaken to expedite this process.

A **MOTION** was made by Commissioner Chavez to adjourn the Special Meeting of the Pheasant Run Subcommittee. The motion was seconded by Commissioner Sharp and **was passed** unanimously by voice vote; the meeting was adjourned at 4:20 p.m.

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