

**PUBLIC NOTICE OF**  
**REGULAR BOARD MEETING**

**DuPAGE AIRPORT AUTHORITY**  
**BOARD of COMMISSIONERS**

**NOTICE IS HEREBY GIVEN**, that the Regular Meeting of the Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, is scheduled for **Monday, June 28, 2021 at 3:00 p.m.** The meeting will convene in the Third Floor Conference Room of the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois.

The Regular Board Meeting will also be conducted as a virtual meeting as per public health guidelines to adhere to social distance recommendations. To access the meeting remotely and to view documents shown at the meeting see the following link for *GoToMeeting*:

**<https://global.gotomeeting.com/join/823749709>**

A **Tentative Agenda** is attached and made a part hereof this Notice.



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**Daniel J. Barna, Assistant Secretary**  
**DuPage Airport Authority Board of Commissioners**

**POSTED: June 24, 2021**



**BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, JUNE 28, 2021; 3:00 p.m.**

**DANIEL L. GOODWIN FLIGHT CENTER BUILDING  
2700 INTERNATIONAL DRIVE  
WEST CHICAGO, ILLINOIS 60185**

**TENTATIVE AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES** **TAB# 1** **PAGE# 1**
  - a. May 27, 2021 Regular Board Meeting**
- 5. DIRECTOR'S REPORT** **TAB# 2** **PAGE# 6**
- 6. REVIEW OF FINANCIAL STATEMENTS** **TAB# 3** **PAGE# 11**
- 7. REPORT OF OFFICERS/COMMITTEES**
  - a. Finance, Budget & Audit Committee**
  - b. Capital Development, Leasing & Customer Fees Committee**
  - c. Internal Policy and Compliance Committee**
  - d. Golf Committee**
  - e. DuPage Business Center**
- 8. NEW BUSINESS**

- a. **Proposed Resolution 2021-2444; Appointing the Firm of Alliant Insurance Services, Inc. as Employee Benefits Insurance Broker.**  
*Approves an employee benefits insurance broker retainer agreement for the term of one (1) year, subject to three (3) one (1) year extensions.*

TAB# 4 PAGE# 25

- b. **Proposed Resolution 2021-2445; Award of Contract to G.E. Riddiford Company, Inc. for Re-Roofing of DuPage Airport Authority Facilities.**  
*Approves a contract for roofing improvements at the Flight Center, Government Center and SE Ramp Hangar. Total authorized construction cost of \$1,192,626, which includes a 5% owner's contingency and \$6,000 allowance for removal and reinstallation of MEP facility attachments.*

TAB# 5 PAGE# 29

- c. **Proposed Resolution 2021-2446; Award of Contract to Siemens Industry, Inc. for U.S. Customs and Border Protection General Aviation Facilities Renovation Security System.**  
*Approves a contract for installation of access control, surveillance and intrusion detection systems. Total authorized construction cost of \$68,970, which includes a 10% owner's contingency.*

TAB# 6 PAGE# 34

- d. **Proposed Resolution 2021-2447; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Program Project Known as: Elevated Fixture Grounding Updates.**  
*Approves participation in the Airport Improvement Program Project known as: Elevated Fixture Grounding Updates. Project cost estimated to be \$482,146.31, 100% Federal funding by the CARES Act.*

TAB# 7 PAGE# 38

- e. **Proposed Resolution 2021-2448; Authorizing the Execution of a Construction Phase Engineering Services Agreement with CH2M for the Airport Improvement Program Project Known as: Elevated Fixture Grounding Updates.**  
*Approves construction observation for the Airport Improvement Program Project known as: Elevated Fixture Grounding Updates. Not-to-exceed amount of \$80,987.03, 100% reimbursable by Federal CARES Act funding.*

TAB# 8 PAGE# 41

- f. **Proposed Resolution 2021-2449; Authorizing the Execution of a Temporary Construction Easement between the DuPage Airport Authority and AXS Points, LLC for the Property Located at 2722 International Drive.**

*Approves a temporary construction easement for the installation of telecommunications and internet cables that provide Comcast service to 2722 International Drive.*

TAB# 9

PAGE# 44

- g. **Proposed Resolution 2021-2450; Authorizing the Execution of a Utility License between the DuPage Airport Authority and Comcast for the Property Located at 2722 International Drive.**

*Approves a utility license agreement for telecommunications and internet cables that provide Comcast service to 2722 International Drive.*

TAB# 10

PAGE# 64

- h. **Proposed Resolution 2021-2451; Authorizing the Execution of a Temporary Construction Easement between the DuPage Airport Authority and AXS Points, LLC for the Properties Located at 3N020 and 3N028 Powis Road.**

*Approves a temporary construction easement for the installation of telecommunications and internet cables that provide Comcast service to 3N020 and 3N028 Powis Road.*

TAB# 11

PAGE# 89

- i. **Proposed Resolution 2021-2452; Authorizing the Execution of a Utility Easement between the DuPage Airport Authority and Comcast for the Properties Located at 3N020 and 3N028 Powis Road.**

*Approves a utility easement for telecommunications and internet cables that provide Comcast service to 3N020 and 3N028 Powis Road.*

TAB# 12

PAGE# 117

- j. **Proposed Resolution 2021-2453; Authorizing the Execution of Design Phase Task Order No. 44B with CH2M for the Project: Corporate Hangar Bridging Documents.**

*Approves Task Order No. 44B with CH2M in the total amount Not-to-exceed \$226,435.04 to produce Bridging Documents in support of the process to construct a new hangar facility at DuPage Airport.*

TAB# 13

PAGE# 154

- k. Proposed Resolution 2021-2454; Authorizing the Execution of Service Order No. 14 with Wight & Company for Professional Consulting Services Associated with Design for 3<sup>rd</sup> Floor Flight Center Tenant Improvements.**

*Approves Service Order No. 14 with Wight & Company in the amount of \$55,000 for the design of 3<sup>rd</sup> floor Flight Center tenant improvements.*

**TAB# 14                      PAGE# 170**

- l. Proposed Resolution 2021-2455; Authorizing the Execution of a Land Lease Agreement with Anthony Base, LLC**

*Approves a 30-year Land Lease Agreement with Anthony Base, LLC (DuPage Aerospace) to facilitate the construction of a 28,476 SF hangar addition.*

**TAB# 15                      PAGE# 178**

- m. Proposed Resolution 2021-2456; Authorizing the Execution of a Second Amendment to Vacant Land Purchase Agreement with Midwest Industrial Funds, Inc.**

*Approves Second Amendment to Vacant Land Sales Agreement with Midwest Industrial Funds, Inc. extending Inspection Period through September 15, 2021.*

**TAB# 16                      PAGE# 180**

- n. Proposed Resolution 2021-2457; Approving the Development Plan of Scannell Properties, LLC at 595 Innovation Drive.**

*Approves the development plan for Scannell at 595 Innovation Drive.*

**TAB# 17                      PAGE# 184**

- o. Proposed Ordinance 2021-356; Approving the Execution of a First Amendment to the Intergovernmental Agreement with the City of West Chicago, West Chicago Library District, West Chicago Fire Protection District, West Chicago Elementary District 33, Community High School District 94 and Crest Hill Investment, LLC in Regard to a Property Tax Abatement Relative to the Development of the Greco/DeRosa Property.**

*Amends the IGA with Crest Hill Investment, LLC to make certain minor amendments, including the name of the developer and the legal description of the property.*

**TAB# 18                      PAGE# 188**

**9. RECESS TO EXECUTIVE SESSION FOR THE DISCUSSION OF PENDING, PROBABLE OR IMMINENT LITIGATION; EMPLOYEE MATTERS; 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.**

**10. RECONVENE REGULAR SESSION**

**11. OTHER BUSINESS**

**a. Proposed Ordinance 2021-357; Authorizing the Negotiation for the Acquisition of Avigation Rights and Restrictive Covenants Over Certain Property Commonly Known as 1600 Powis Court, West Chicago, Illinois 60185 for Airport Purposes by the DuPage Airport Authority.**

**TAB# 19 PAGE# 191**

**b. Proposed Ordinance 2021-358; Authorizing the Negotiation for the Acquisition of Avigation Rights and Restrictive Covenants Over Certain Property Commonly Known as 1500 Powis Court, West Chicago, Illinois 60185 for Airport Purposes by the DuPage Airport Authority.**

**TAB# 20 PAGE# 209**

**c. Proposed Ordinance 2021-359; Authorizing the Negotiation for the Acquisition of Avigation Rights and Restrictive Covenants Over Certain Property Commonly Known as 345 Kautz Road, St. Charles, IL 60174 for Airport Purposes by the DuPage Airport Authority.**

**TAB# 21 PAGE# 222**

**d. Proposed Ordinance 2021-360; Authorizing the Negotiation for the Acquisition of Avigation Rights and Restrictive Covenants Over Certain Property Commonly Known as 445 Kautz St., Saint Charles, IL 60174 for Airport Purposes by the DuPage Airport Authority.**

**TAB# 22 PAGE# 235**

- e. Proposed Ordinance 2021-361; Authorizing the Negotiation for the Acquisition of Avigation Rights and Restrictive Covenants Over Certain Property Located Approximately South of Illinois Avenue and West of Kautz Road for Airport Purposes by the DuPage Airport Authority.**

**TAB# 23                      PAGE# 248**

- f. Proposed Ordinance 2021-362; Authorizing the Negotiation for the Acquisition of Avigation Rights and Restrictive Covenants Over Certain Property Commonly Known as 3945 Ohio Avenue, St. Charles, Illinois 60174 for Airport Purposes by the DuPage Airport Authority.**

**TAB# 24                      PAGE# 261**

- g. Proposed Ordinance 2021-363; Authorizing the Negotiation for the Acquisition of Avigation Rights and Restrictive Covenants Over Certain Property Commonly Known as 3825 Ohio Avenue, St. Charles, Illinois 60174 for Airport Purposes by the DuPage Airport Authority.**

**TAB# 25                      PAGE# 274**

- h. Proposed Resolution 2021-2458; Authorizing the Execution of an Employment Agreement with the Executive Director of the DuPage Airport Authority.**

**TAB#26                      PAGE# 287**

**12.      ADJOURNMENT**