



**BOARD OF COMMISSIONERS
REGULAR MEETING
WEDNESDAY, MAY 18, 2022; 3:00 p.m.**

**DANIEL L. GOODWIN FLIGHT CENTER BUILDING
THIRD FLOOR CONFERENCE ROOM
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*
March 9, 2022 Golf Committee Meeting
March 9, 2022 Finance, Budget and Audit Committee Meeting
March 9, 2022 Capital Development, Leasing and
Customer Fees Committee Meeting
March 9, 2022 Regular Board Meeting
5. **DIRECTOR'S REPORT** *TAB #2* *PAGE #17*
6. **REVIEW OF FINANCIAL STATEMENTS** *TAB #3* *PAGE #24*
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. **Presentation and Review of the Annual Financial Audit.**
Finance (Provided Under Separate Cover)
- b. **Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape.**
Approves the procurement of one (1) 2022 Ford Escape S for a total cost of \$25,874.
Finance **TAB #4** **PAGE #38**
- c. **Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract.**
Approves the procurement of one (1) 2024 International 6-wheel dump truck with sodium spreader for a total cost of \$195,707 F.O.B. DuPage Airport.
Finance **TAB #5** **PAGE #43**
- d. **Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs.**
Delegates authority to the Executive Director to accept the lowest, responsive, and responsible bid to procure used aircraft passenger stairs in an amount not-to-exceed \$30,000.
Finance **TAB #6** **PAGE #46**
- e. **Proposed Resolution 2022-2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates Inc. for Marketing and Communications Services**
Approves a one (1) year Public Affairs and Marketing Services Agreement not-to-exceed \$42,500 annual compensation, with a one (1) year option.
Finance **TAB #7** **PAGE #50**
- f. **Approving the Negotiation of a Guaranteed Maximum Price (GMAX) Design-Build Agreement for Hangar Construction.**
Capital **TAB #8** **PAGE #56**
- g. **Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating.**
Approves a contract to recoat aircraft hangar floors. Total authorized construction not-to-exceed \$68,640, which includes a 10% owner's contingency.
Capital **TAB #9** **PAGE #59**

h. Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement.

Approves a contract to replace an HVAC RTU at the Prairie Landing Clubhouse and furnace/ac unit at the Prairie Landing Golf Maintenance Building. Total authorized construction not-to-exceed \$38,225, which includes a 10% owner's contingency.

Capital **TAB #10** **PAGE #63**

i. Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement.

Approves a contract to replace fire alarm systems at 3N020 Powis Road and 3N060 Powis Road. Total authorized construction not-to-exceed \$82,830, which includes a 10% owner's contingency.

Capital **TAB #11** **PAGE #67**

j. Proposed Resolution 2022-2515; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for the Property Located at 2715 International Drive.

Capital **TAB #12** **PAGE #71**

k. Proposed Resolution 2022-2516; Approving the Execution of a Second Amendment to Vacant Land Purchase Agreement with Patriot Development Group, LLC.

TAB #13 **PAGE #86**

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; THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE DUPAGE AIRPORT AUTHORITY; AND THE DISCUSSION AND SEMI-ANNUAL REVIEW OF LAWFULLY CLOSED EXECUTIVE SESSION MINUTES.

10. RECONVENE REGULAR SESSION

11. OTHER BUSINESS

l. Proposed Resolution 2022-2517; Authorizing the Execution of a Vacant Land Purchase Agreement with Greystar Development Central, LLC. (Materials Provided Under Separate Cover by Counsel)

TAB #14 **PAGE #91**

12. ADJOURNMENT

**DuPAGE AIRPORT AUTHORITY
GOLF COMMITTEE
WEDNESDAY, MARCH 9, 2022**

A meeting of the Golf Committee of the DuPage Airport Authority Board of Commissioners was convened at the Daniel L. Goodwin Flight Center Building, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, March 9, 2022. Committee Chairman Sharp called the meeting to order at 1:30 p.m. A quorum was present for the committee meeting.

Commissioners Present: Giunti, Ledonne, Sharp, Wagner

Commissioners Absent: None

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Programs Manager; Kristine Klotz, Executive Assistant and Board Liaison.

Others: None

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2022-2495; Award of Contract to Revels Turf and Tractor, LLC for the Procurement of Two (2) Hybrid Triplex Greens Mowers.

Approves the procurement of two (2) John Deere 2750 E-Cut Hybrid Mowers for a total cost of \$93,490.38 F.O.B. Prairie Landing Golf Club.

Executive Director Doles read into record Proposed Resolution 2022-2495. A **MOTION** was made by Commissioner Giunti to recommend Board approval for Proposed Resolution 2022-2495; Award of Contract to Revels Turf and Tractors, LLC for the Procurement of Two (2) Hybrid Triplex Greens Mowers. The **motion was seconded** by Commissioner Ledonne.

Executive Director Doles stated the current mowers are at the end of useful life. Two sealed bids were received and upon evaluation Revels Turf and Tractor, LLC was determined to be the most responsible bidder. There was no further discussion and the motion passed unanimously by roll call vote (4-0).

Proposed Resolution 2022-2496; Award of Contract to Precise Brick Paving, Inc. for the Prairie Landing Banquet Patio Rehabilitation.

Approves a contract to rehabilitate the concrete paver patio at the Prairie Landing Golf Course Clubhouse. Total authorized construction not-to-exceed \$41,250, which includes a 10% owner's contingency.

Executive Director Doles read into record Proposed Resolution 2022-2496. A **MOTION** was

made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2022-2496; Award of Contract to Precise Brick Paving, Inc. for the Prairie Landing Banquet Patio Rehabilitation. The **motion was seconded** by Commissioner Giunti. Executive Director Doles informed the Committee that the Prairie Landing Clubhouse banquet hall patio renovation will begin to replace the existing concrete pavers on the 1,500-square-foot patio. The project will also improve the base, bedding, and drainage issues. There was no further discussion and the motion passed unanimously by roll call vote (4-0).

OTHER BUSINESS

None

Commissioner Giunti made a **MOTION** to adjourn the Golf Committee Meeting; the **motion was seconded** by Commissioner Ledonne and was passed by a unanimous voice vote. The committee meeting was adjourned at 1:34 p.m.

**Donald C. Sharp, Chairman
Golf Committee**

**DuPAGE AIRPORT AUTHORITY
FINANCE, BUDGET, AND AUDIT COMMITTEE
WEDNESDAY, MARCH 9, 2022**

A meeting of the Finance, Budget, and Audit Committee of the DuPage Airport Authority Board of Commissioners was convened at the Daniel L. Goodwin Flight Center Building, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, March 9, 2022. Committee Chairman Ledonne called the meeting to order at 2:00 p.m. A quorum was present for the committee meeting.

Commissioners Present: Davis, Ledonne, Sharp, Wagner

Commissioners Absent: None

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Programs Manager; Kristine Klotz, Executive Assistant and Board Liaison; Phil Luetkhans, Luetkhans, Brady, Garner and Armstrong LLC;

Others: Dan Pape, CMT; Lisa Nusko, PMA Asset Management; Brian Hextell, PMA Asset Management.

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2022-2497; Award of Contract to Aero Specialties, Inc. for the Procurement of One (1) Towable Aircraft Ground Power Unit.

Approves the procurement of one (1) JetGo 900 Aircraft Ground Power Unit for a total cost of \$44,975.25 F.O.B. DuPage Airport.

Committee Chairman Ledonne read into record Proposed Resolution 2022-2497. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2497; Award of Contract to Aero Specialties, Inc. for the Procurement of One (1) Towable Aircraft Ground Power Unit. The **motion was seconded** by Commissioner Davis. Executive Director Doles stated the Flight Center operations use a ground power unit (GPU) that provides clean power for starting the aircraft engines and operating systems while on the apron. The GPU also allows aircraft systems to be used without depleting the aircraft batteries. The bid from Aero Specialties, from Boise, ID is 10% under budget. Committee Chairman Ledonne asked Executive Director Doles what the lifespan is on GPU's. Mr. Doles stated that the lifespan is usually 10-15 years with normal usage. There was no further discussion and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2022-2498; Award of Contract to 1st Choice Equipment, LLC for the Procurement of One (1) Mini Excavator.

Approves the procurement of one (1) Kubota U25R1T4 Zero Tail Swing Hydraulic Excavator for a total cost of \$30,900 F.O.B. DuPage Airport.

Committee Chairman Ledonne read into record Proposed Resolution 2022-2498. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2498; Award of Contract to 1st Choice Equipment, LLC for the Procurement of One (1) Mini Excavator. The **motion was seconded** by Commissioner Davis. Executive Director Doles informed the Committee that the mini excavator will be used by the DuPage Airport Authority Maintenance department for repairs to irrigation, drainage, and the perimeter wildlife fencing. Five (5) sealed bids were received, and First Choice bid submitted was 22.8% lower than the capital budget. There was no further discussion and unanimously passed by roll call vote of (4-0).

Proposed Resolution 2022-2499; Authorizing the Procurement of One (1) 2022 Ford F250 4x4 Pickup Truck from the State of Illinois Joint Purchasing Contract.

Approves the procurement of one (1) 2022 Ford F250 4x4 Pickup Truck from Morrow Brothers Ford, Inc. for a total cost of \$49,180 F.O.B. DuPage Airport.

Committee Chairman Ledonne read into record Proposed Resolution 2022-2499. A **MOTION** was made by Commissioner Sharp to recommend Board approval for Proposed Resolution 2022-2499; Authorizing the Procurement of One (1) 2022 Ford F250 4X4 Pickup Truck from the State of Illinois Joint Purchasing Contract. The **motion was seconded** by Commissioner Davis. Executive Director Doles stated that through the State of Illinois Joint Purchasing Contract prices are locked in and are competed by the State of Illinois. The 4X4 pickup truck is 30% over budget, and there is also a 300-day lead time to receive the vehicle. Commissioner Sharp asked Executive Director Doles if there is any consideration to utilize used vehicles. Executive Director Doles stated that used vehicles have issues that tend to not be worth the effort. There was no further discussion and was unanimously passed by a roll call vote (4-0).

Executive Director Doles asked Brian Hextell of PMA to provide the investment plan to the Finance Committee. Mr. Hextell introduced himself as the Senior Vice President and Institutional Portfolio Manager of PMA Asset Management. Mr. Hextell informed the Committee of PMA's financial services to public entities since 1984. Mr. Hextell introduced Lisa Nusko Associate Vice President, Investment Services who has been with PMA for five years. Ms. Nusko informed the committee of the PMA statistics working almost exclusively with public funds. PMA Asset Management is headquartered in Naperville, where the company manages over \$21 billion in advisory assets as of December 2021. Ms. Nusko informed the Committee members of the investment team, investment policy, and long-term portfolio. Patrick Hoard stated that any funds deposited into or withdrawn from the account will require three signatures. Committee Chairman Ledonne questioned if the returns are taxable. Mr. Hoard stated that the returns are not taxable. Commissioner Davis asked Mr. Hextell what the beginning investment amount will be and what type of account the funds will be in. Mr. Hextell explained the type of account and the dollar amount that will be initially added to PMA.

OTHER BUSINESS

None

Commissioner Sharp made a **MOTION** to adjourn the Finance, Budget, and Audit Committee Meeting; the **motion was seconded** by Commissioner Davis and was passed by a unanimous voice vote. The committee meeting was adjourned at 2:32 p.m.

Michael V. Ledonne, Chairman
Finance, Budget, and Audit Committee

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE
WEDNESDAY, MARCH 9, 2022**

A 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, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, March 9, 2022. Committee Chairman Wagner called the meeting to order at 2:33 p.m. A quorum was present for the committee meeting.

Commissioners Present: Chavez, Getz, Giunti, LaMantia, Ledonne, Sharp, Wagner

Commissioners Absent: None

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Programs Manager; Kristine Klotz, Executive Assistant and Board Liaison; Phil Luetkhans, Luetkhans, Brady, Garner and Armstrong LLC.

Others: Dan Pape, CMT; Jason Blumenthal, DuPage County Board.

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2022-2500; Award of Contract to Douglas Floor Covering, Inc. for 1st Floor Carpeting at the DuPage Airport Government Center Building.

Approves a contract to provide carpeting on the 1st floor of the Government Center Building. Total authorized construction not-to-exceed \$22,797.50, which includes a 10% owner's contingency.

Committee Chairman Wagner read into record Proposed Resolution 2022-2500. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2022-2500; Award of Contract to Douglas Floor Covering, Inc. for 1st Floor Carpeting at the DuPage Airport Government Center Building. The **motion was seconded** by Commissioner Sharp. Executive Director Doles informed the Committee that the existing carpeting on the first floor of the Government Center is at its end of useful life. No further discussion and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2022-2501; Ratification of the Executive Director's Execution of a Change Order to the Contract with G.E. Riddiford Company, Inc. for Re-Roofing of DuPage Airport Authority Facilities.

Ratifies the Executive Director's execution of a Change Order in the amount of \$10,470 to repair an existing roof membrane.

Committee Chairman Wagner read into record Proposed Resolution 2022-2501. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution

2022-2501; Ratification of the Executive Director's Execution of a Change Order to the Contract with G.E. Riddiford Company, Inc. for Re-Roofing of DuPage Airport Authority Facilities. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated towards the completion of the roofing project it was determined that additional strapping would be required to the upper roof of the South East Hangar. A brief discussion followed and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2022-2502; Union Pacific Temporary Construction Easement Extension.

Committee Chairman Wagner read into record Proposed Resolution 2022-2502. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2022-2502; Union Pacific Temporary Construction Easement Extension. The **motion was seconded** by Commissioner Sharp. Executive Director Doles reported to the Committee that Union Pacific Railroad's temporary construction easement is set to expire. The new temporary construction easement contract is unchanged, and additional funds will be paid by Union Pacific. There was no further discussion and unanimously passed by a roll call vote (4-0).

Proposed Resolution 2022-2503; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison.

Committee Chairman Wagner tabled Proposed Resolution 2022-2503. No action was taken.

Approving the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimates from Shortlisted Design-Build Firms for Tenant Hangar Construction.

Committee Chairman Wagner read into record Approving the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimates from Shortlisted Design-Build Firms for Tenant Hangar Construction. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimated from Shortlisted Design-Build Firms for Tenant Hangar Construction. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated a Request for Qualifications was advertised to Design-Build firms. After an evaluation out of all nine firms, four firms: Ghafari, Harbour, Morgan Harbour, and VJS Lincoln were the highest rated. This is a request to authorize up to \$12,000 to reimburse the highest-rated firms to provide estimated GMAX pricing. Discussion followed and was unanimously passed by roll call vote (4-0).

Proposed Resolution 2022-2504; Ratification of the Executive Director's Execution of a First Amendment to Vacant Land Purchase Agreement with Patriot Development LLC.

Committee Chairman Wagner read into record Proposed Resolution 2022-2504. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2022-2504; Ratification of the Executive Director's Execution of a First Amendment to Vacant Land Purchase Agreement with Patriot Development LLC. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated the modifications to the purchase sale

agreement for 30.6 acres of property in the DuPage Business Park. A Vacant Land Purchase Agreement with Patriot Developing Group, LLC is estimated at approximately 19 acres of developmental land. Patriot Development Group is requesting the recently expired due diligence period be extended until May 23, 2022. There was no further discussion and was unanimously passed by roll call vote (4-0).

OTHER BUSINESS

None

Commissioner Ledonne made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Sharp and was passed by a unanimous voice vote. The committee meeting was adjourned at 2:36 p.m.

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

**DuPAGE AIRPORT AUTHORITY
REGULAR BOARD MEETING
WEDNESDAY, MARCH 9, 2022**

The Regular Meeting of the Board of Commissioners of the DuPage Airport Authority was convened at the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room; Wednesday, March 9, 2022. Chairman Getz called the meeting to order at 3:13 p.m. and a quorum was present for the meeting.

Commissioners Present: Charvat, Chavez, Davis, Giunti, Getz, LaMantia, Ledonne, Sharp, Wagner

Commissioners Absent: None

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Projects Programs Manager; Brian DeCoudres, Flight Center General Manager; Phil Luetkehans of Luetkehans, Brady, Garner and Armstrong LLC.; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Dan Pape, CMT; Mark Moran, NAI Hiffman; Jason Blumenthal, DuPage County Board Office; Steve McLaughlin, Burns and McDonnell; Stephen Davis, Former Chairman of the DuPage Airport Authority Board.

Members of the Press:

None

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Chairman Getz asked for additions or corrections to the minutes of the January 19, 2022 Finance, Budget and Audit Committee Meeting and there were none. Commissioner Ledonne made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Sharp, and unanimously passed by a roll call vote (9-0).

Chairman Getz asked for additions or corrections to the minutes of January 19, 2022 Capital Development, Leasing and Customer Fees Committee and there were none. Commissioner Ledonne made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Sharp, and unanimously passed by a roll call vote (9-0).

Chairman Getz asked for additions or corrections to the minutes of the January 19, 2022 Annual and Regular Board Meeting and there were none. Commissioner Ledonne made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Sharp, and unanimously passed by a roll call vote (9-0).

DIRECTOR'S REPORT

Executive Director Doles stated that for 2022, the DuPage Airport Authority's cost of Jet-A is up 49.8% and 100LL fuel is up 37%. Since January 1, 2021, the cost of Jet-A fuel has dramatically increased by 129.7%. The cost of fuel is reviewed on a weekly basis and prices are normally updated on Wednesdays. Across the United States, the east coast usually has the highest aviation fuel prices in the country and Jet-A is now over \$10 per gallon. Chairman Getz asked Executive Director Doles if there had been an impact on traffic due to the price increases. Executive Director Doles replied that traffic has not yet slowed down, but fuel prices may become a negative factor soon.

Staff supplied the State of Illinois with the final documentation for a one-time refund of fuel tax revenue. The State of Illinois collected tax on aviation fuel and said tax revenues were not utilized by the State for aviation purposes. This was not in compliance with the Federal Aviation Administration (FAA) regulations. Therefore, the State was required to provide a refund. These funds will be utilized to offset the cost of the Aircraft Rescue Fire Fighting (ARFF) coverage at DuPage Airport.

Executive Director Doles informed the Board that Sikich auditors completed the onsite portion on February 22 and February 23. The final report is anticipated to be completed and presented to the Board at the May Board meeting.

Staff provided driver training to approximately 40 members of the West Chicago Fire Protection District last month.

U.S. Customs and Border Protection project is coming to the final stages. Executive Director Doles informed the Board of Commissioners that the delays are due to COVID supply chain issues, and additional items requested by U.S. Customs. An additional request will be presented to the board to finalize the project for additional funding of approximately 3-4% for the U.S. Customs' requested items. The DuPage Airport Authority saved substantial capital funds by utilizing and renovating the existing space within the DuPage Flight Center. Mr. Doles stated that Chicago Executive Airport built a stand-alone building for U.S. Customs and Border Protection costing approximately \$4 million.

Executive Director Doles notified the Board of the substantial damage to one of the plow/broom combo units. The incident occurred during the February 24th storm. The angle of the plow blade caught part of a frost-heaved expansion joint on the airfield pavement resulting in damage to the combo unit. Staff is working with the equipment manufacturer to assess the damage. CMT will complete an onsite evaluation of the concrete pavement joint.

Executive Director Doles announced that the State of Illinois rescinded the mask mandate as of February 28. Customers and staff are no longer required to wear masks indoors in any of the DuPage Airport Authority's facilities.

REVIEW OF FINANCIAL STATEMENTS

Patrick Hoard reviewed the Financial Statements for February 2022 and discussion followed.

REPORT OF COMMITTEES

Finance, Budget, and Audit Committee:

Commissioner Ledonne advised that the Finance, Budget, and Audit Committee did meet, and recommend Board approval for all agenda items. Commissioner Ledonne also informed the Board of the presentation from PMA Asset Management representatives regarding the investment plan. Chairman Getz asked Executive Doles to distribute a copy of the information presented by Mr. Hextell and Ms. Nusko during the Finance Committee Meeting.

Internal Policy and Compliance Committee:

Commissioner LaMantia reported the Internal Policy and Compliance Committee did not meet and no report was given.

Golf Committee:

Commissioner Sharp advised that the Golf Committee did meet, and all proposed Resolutions were discussed and recommended for passage by the Board.

Capital Development, Leasing, and Customer Fees Committee:

Commissioner Wagner reported that the Capital Development, Leasing, and Customer Fees Committee did meet, reviewed, and forwarded for consideration items on today's agenda.

DuPage Business Center:

Mark Moran stated the marketing activities continue on the remaining sites located in the DuPage Business Park. One site is under contract with Patriot Development Group. Currently, Patriot is working through the due diligence process. An additional 15-acre site is under a contract which is located just east of the park on Fabyan Parkway.

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2022-2495; Award of Contract to Revels Turf and Tractor, LLC for the Procurement of Two (2) Hybrid Triplex Greens Mowers.

Approves the procurement of two (2) John Deere 2750 E-Cut Hybrid Mowers for a total cost of \$93,490.38 F.O.B. Prairie Landing Golf Club.

Executive Director Doles read into record Proposed Resolution 2022-2495. A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2022-2495; Award of Contract to Revels Turf and Tractor, LLC for the Procurement of Two (2) Hybrid Triplex Greens Mowers. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated that (2) two sealed bids were received, this purchase is slightly over budget with Revels Turf being the most responsible bidder. There was no further discussion, and the motion was unanimously passed by a roll call vote (9-0).

Proposed Resolution 2022-2496; Award of Contract to Precise Brick Paving, Inc. for the Prairie Landing Banquet Patio Rehabilitation.

Approves a contract to rehabilitate the concrete paver patio at the Prairie Landing Golf Course Clubhouse. Total authorized construction not-to-exceed \$41,250, which includes a 10% owner's contingency.

Executive Director Doles read into record Proposed Resolution 2022-2496. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2496; Award of Contract to Precise Brick Paving, Inc. for the Prairie Landing Banquet Patio Rehabilitation. The **motion was seconded** by Commissioner Sharp. Executive Director Doles informed the Board of Commissioners this contract is to replace the patio outside the banquet hall and the 10th tee terrace. There was no further discussion, and the motion was passed unanimously by a roll call vote of (9-0).

Proposed Resolution 2022-2497; Award of Contract to Aero Specialties, Inc. for the Procurement of One (1) Towable Aircraft Ground Power Unit.

Approves the procurement of one (1) JetGo 900 Aircraft Ground Power Unit for a total cost of \$44,975.25 F.O.B. DuPage Airport.

Executive Director Doles read into record Proposed Resolution 2022-2497. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2497; Award of Contract to Aero Specialties, Inc. for the Procurement of One (1) Towable Aircraft Ground Power Unit. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated that (2) sealed bids were received. The bid from Aero Specialties is 10% under the capital budget. There was no further discussion, and the motion was passed unanimously by a roll call vote of (9-0).

Proposed Resolution 2022-2498; Award of Contract to 1st Choice Equipment, LLC for the Procurement of One (1) Mini Excavator.

Approves the procurement of one (1) Kubota U25R1T4 Zero Tail Swing Hydraulic Excavator for a total cost of \$30,900 F.O.B. DuPage Airport.

Executive Director Doles read into record Proposed Resolution 2022-2498. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2498; Award of Contract to 1st Choice Equipment, LLC for the Procurement of One (1) Mini Excavator. The **motion was seconded** by Commissioner Sharp. Executive Director Doles informed the Board that staff received 5 sealed bids on February 15, 2022. First Choice Equipment LLC from West Chicago bid was 22.8% under budget. There was no further discussion and the motion was passed unanimously by a roll call vote of (9-0).

Proposed Resolution 2022-2499; Authorizing the Procurement of One (1) 2022 Ford F250 4x4 Pickup Truck from the State of Illinois Joint Purchasing Contract.

Approves the procurement of one (1) 2022 Ford F250 4x4 Pickup Truck from Morrow Brothers Ford, Inc. for a total cost of \$49,180 F.O.B. DuPage Airport.

Executive Director Doles read into record Proposed Resolution 2022-2499. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2499; Authorizing the

Procurement of One (1) 2022 Ford F250 4x4 Pickup Truck from the State of Illinois Joint Purchasing Contract. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated that this is for the replacement of an approximately 10-year-old unit that is at the end of its service life. This pricing is through the State of Illinois joint purchasing program, where the state puts together a master contract for purchasing vehicles. The Ford F250 4X4 is slightly over budget. However, with the joint purchasing program, pricing is more advantageous than bidding on a single vehicle by the Airport Authority. There was no further discussion. The motion was unanimously passed by a roll call vote (9-0).

Proposed Resolution 2022-2500; Award of Contract to Douglas Floor Covering, Inc. for 1st Floor Carpeting at the DuPage Airport Government Center Building.

Approves a contract to provide carpeting on the 1st floor of the Government Center Building. Total authorized construction not-to-exceed \$22,797.50, which includes a 10% owner's contingency.

Executive Director Doles read into record Proposed Resolution 2022-2500. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2500; Award of Contract to Douglas Floor Covering, Inc. for 1st Floor Carpeting at the DuPage Airport Government Center Building. The **motion was seconded** by Commissioner Sharp. Executive Director Doles informed the Board that four sealed bids were received. The carpeting on the first floor of the office building is more than 15 years old. The current occupancy rate for the 1st floor is almost 100%. The project is slightly over budget by 2.6%. There was no further discussion and passed unanimously by a roll call vote of (9-0).

Proposed Resolution 2022-2501; Ratification of the Executive Director's Execution of a Change Order to the Contract with G.E. Riddiford Company, Inc. for Re-Roofing of DuPage Airport Authority Facilities.

Ratifies the Executive Director's execution of a Change Order in the amount of \$10,470 to repair an existing roof membrane.

Executive Director Doles read into record Proposed Resolution 2022-2501. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2501; Ratification of the Executive Director's Execution of a Change Order to the Contract with G.E. Riddiford Company, Inc. for Re-Roofing of DuPage Airport Authority Facilities. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated that this project began in June 2021 which included three re-roofing locations at the DuPage Flight Center, Government Center, and South East Hangar. While closing out the South East Hangar portion of the project, unforeseen additional strapping was required resulting in a Change Order of \$10,470. Staff worked with Wight and Company to validate the change order. There was no further discussion. and passed unanimously by roll call vote of (9-0).

Proposed Resolution 2022-2502; Union Pacific Temporary Construction Easement Extension.

Executive Director Doles read into record Proposed Resolution 2022-2502. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2502; Union Pacific Temporary Construction Easement Extension. The **motion was seconded** by Commissioner Sharp. Executive Director Doles advised the Board of Commissioners that in 2019 the DuPage Airport Authority sold multiple parcels of land to Union Pacific. These parcels of land are located on the south side of the Union Pacific Tracks, north of Roosevelt Road. Union Pacific will not have the track constructed by the deadline and is asking the Board for an extension to the temporary construction easement through June 27, 2025. Discussion followed and unanimously passed by a roll call vote (9-0).

Proposed Resolution 2022-2503; Authorizing the Execution of a Utility Easement Between the DuPage Airport Authority and Commonwealth Edison.

Chairman Getz tabled Proposed Resolution 2022-2503. No action was taken.

Approving the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimates from Shortlisted Design-Build Firms for Tenant Hangar Construction.

Executive Director Doles asked for a motion to approve the Expenditure of Funds to obtain Guaranteed Maximum Price (GMAX) Cost Estimated from Shortlisted Design-Build Firms for Tenant Hangar Construction. A **MOTION** was made by Commissioner Ledonne to approve. The **motion was seconded** by Commissioner Sharp. Executive Director Doles stated that nine firms submitted the request for qualification (RFQ). After an evaluation, the list of submitting firms was narrowed to the four highest-rated. Staff is requesting the Board authorize the expenditure of up to \$12,000 total to be used to reimburse the four highest-rated firms to provide preliminary GMAX pricing for the hangar project. This estimated GMAX pricing will help facilitate choosing a single firm to negotiate a final Design-Design Build Contract for consideration by the Board. Chairman Getz asked Executive Director Doles if all four firms have experience building aviation facilities. Executive Director Doles confirmed all four firms have extensive experience. Discussion followed. The motion passed by a roll call vote of (8-0). Commissioner Wagner Abstained.

Proposed Resolution 2022-2504; Ratification of the Executive Director's Execution of a First Amendment to Vacant Land Purchase Agreement with Patriot Development LLC.

Executive Director Doles read into record Proposed Resolution 2022-2504. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2504; Ratification of the Executive Director's Execution of a First Amendment to Vacant Land Purchase Agreement with Patriot Development LLC. The **motion was seconded** by Commissioner Sharp. Executive Director Doles informed the Board that the Airport Authority entered into a Vacant Land Purchase agreement with Patriot Development for 30.6 acres south of Roosevelt Road and west of former McChesney Road. Patriot Development is requesting to extend the due diligence

period due to limitations with the site. Discussion followed. The motion passed unanimously by roll call vote of (9-0).

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 **motion was seconded** by Commissioner Sharp. The Regular Meeting was recessed to Executive Session at 3:56 p.m. and was reconvened at 4:17 p.m. Upon roll call, a quorum was present for the remainder of the regular Board Meeting.

OTHER BUSINESS

Proposed Resolution 2022-2505; Disclosure of Executive Session Minutes.

Approves the disclosure of Executive Session Minutes that the Board of Commissioners has determined are no longer necessary to keep confidential.

Executive Director Doles read into record Proposed Resolution 2022-2505. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2505; Disclosure of Executive Session Minutes. The **motion was seconded** by Commissioner Sharp. There was no further discussion and passed unanimously by roll call vote of (9-0).

Proposed Resolution 2022-2506; Commemorating the Services of Gregory J. Posch as Commissioner of the DuPage Airport Authority.

Executive Director Doles read into record Proposed Resolution 2022-2506. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2506; Commemorating the Services of Gregory J. Posch as Commissioner of the DuPage Airport Authority. The **motion was seconded** by Commissioner Sharp. Commissioner LaMantia read Proposed Resolution 2022-2506 in its entirety for the record. There was no further discussion and the motion was unanimously passed by a roll call vote (9-0).

Proposed Resolution 2022-2507; Commemorating the Services of Stephen L. Davis as Chairman and Commissioner of the DuPage Airport Authority.

Executive Director Doles read into record Proposed Resolution 2022-2507. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2507; Commemorating the Services of Stephen L. Davis as Chairman and Commissioner of the DuPage Airport Authority. The **motion was seconded** by Commissioner Sharp. Commissioner LaMantia read Proposed Resolution 2022-2507 in its entirety for the record. Chairman Getz acknowledged former Chairman Davis and asked former Chairman Davis to address the Board of Commissioners. Former Chairman Davis stated that he was appreciative of the opportunity to serve as a Commissioner and Chairman of the Board for the DuPage Airport Authority Board of Commissioners. Mr. Davis stated that he is forever grateful to have had the opportunity to serve

the public. Mr. Davis finished his remarks with “when great people come together above their own interests, the Board will continue to do good for the people of DuPage County.” There was no further discussion and the motion passed unanimously by roll call vote (9-0).

A **MOTION** was made by Commissioner LaMantia to adjourn the Regular Meeting of the DuPage Airport Board of Commissioners. The **motion was seconded** by Commissioner Wagner and was passed unanimously by a voice vote; the meeting was adjourned at 4:30 p.m.

Herbert A. Getz, Chairman

(ATTEST)

Donald C. Sharp, Secretary

Executive Director's Report – Highlights May 2022

1. Aviation Fuel and Golf Rounds

Jet fuel sales remain strong. 100LL impacted by weather and cost.

Jet A gallons sold up 34.5% YTD

Jet A gallons sold 36.8% greater than budget

100LL gallons sold down -11.1% YTD

100LL gallons sold 9.3% greater than budget

Cost of fuel – dramatic increases continue (data as of May 11, 2022)

Since 1/1/2022 Jet A up 97.9% and 100LL up 44.8%

Since 1/1/2021 Jet A up 158.6% and 100LL up 101.2%

Golf rounds through April down -57.6% (down 1,612 rounds) due to spring rain/cold weather impacts.

2. Audit completed – Presentation by Sikich

3. Two new based jet aircraft, Embraer Phenom 100 and Gulfstream 280.

4. DAA staff provided multiple tours to students and a group of senior citizens. Planning started for the return of the annual Back-to-School event for August 5, 2022.

5. The Flight Center welcomed some of the aviation team from North Dakota State University while traveling to a competition in Ohio. Two members of the team are from Illinois.

6. Staff is working with Ford to bring back their Driving Skills for Life Program on a weekend in June or July. We provide vacant ramp space, Ford provides a staff of professional trainers to work with new and pre-licensed young adults to educate them in defensive driving skills.

7. April 19th, walk-thru of Customs and Border Protection Facility Renovations was completed with their staff. Customs' staff were very complementary of the facility. Only major items outstanding are impacted by supply chain issues and include a remote flush valve for the holding cell and exterior security camera.

8. Damaged snow removal combo plow/broom unit estimate is being finalized. Current estimate is approximately \$70,000. Initial review is that this may qualify for an insurance claim. Repairs will be accomplished by an authorized service facility adjacent to the airport that will limit transport costs and allow staff to better track status/completion.

9. Impacts continue from COVID, inflation and supply chain delays.



DUPAGE AIRPORT AUTHORITY

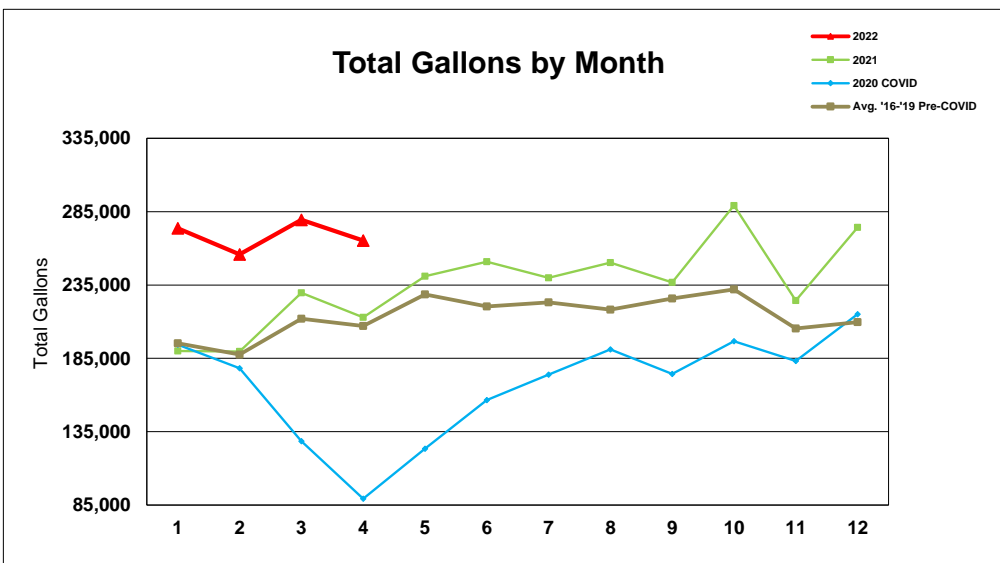
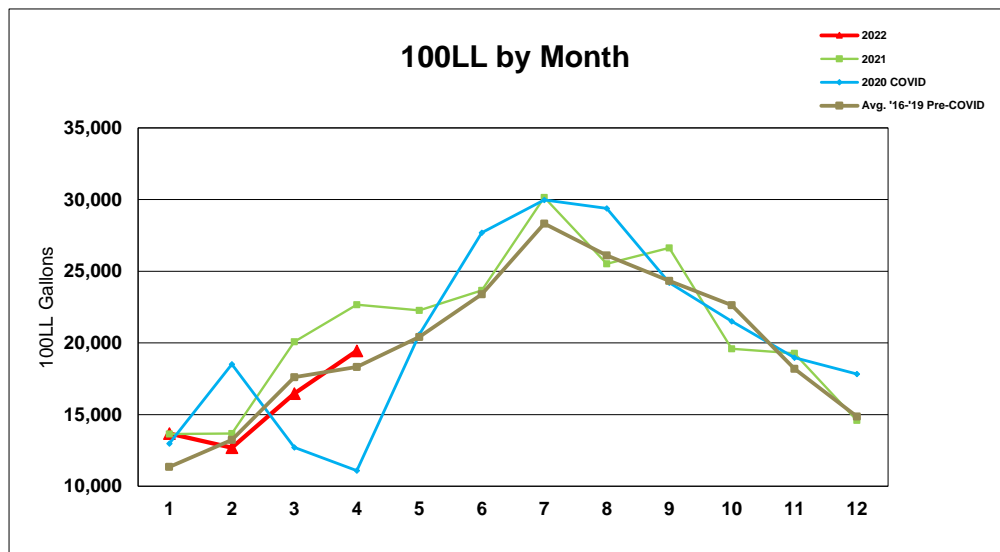
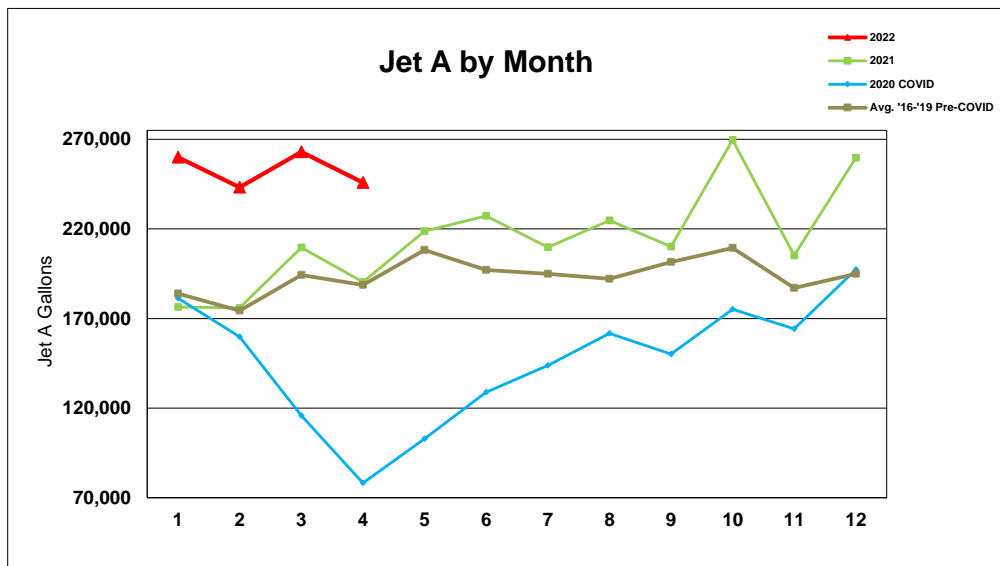
MONTHLY STATISTICS

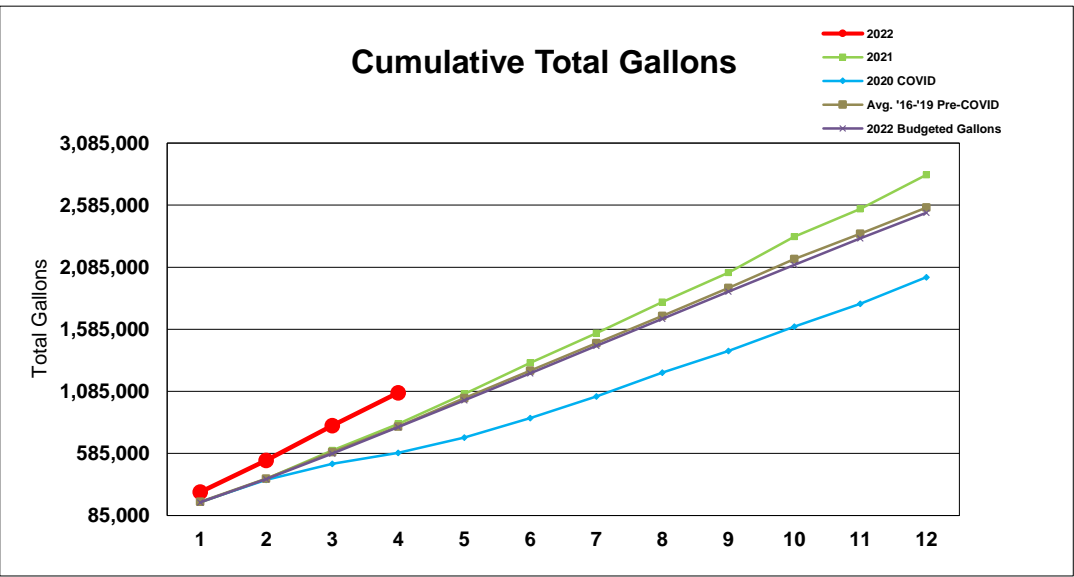
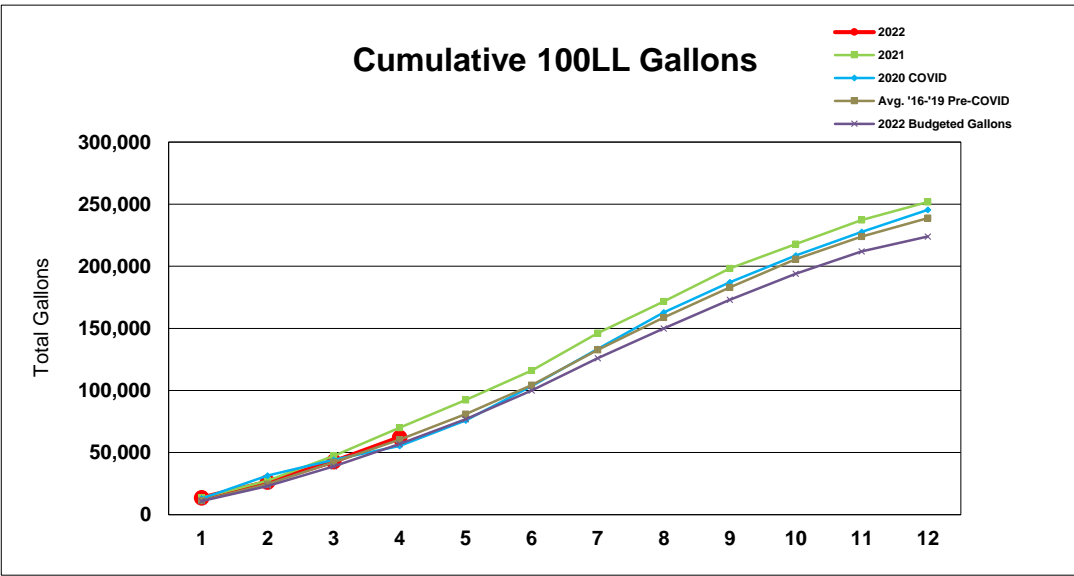
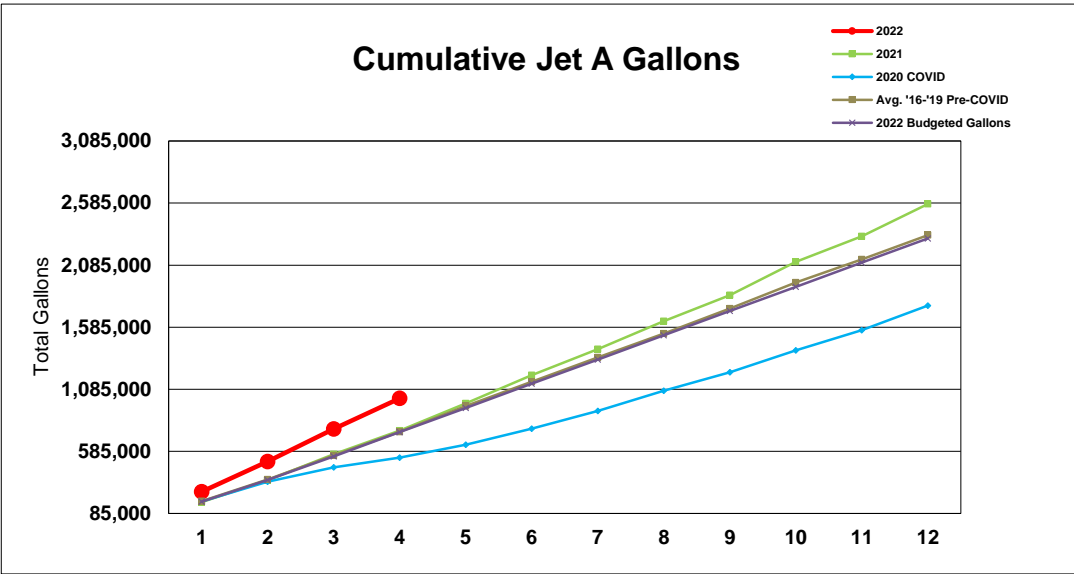
April

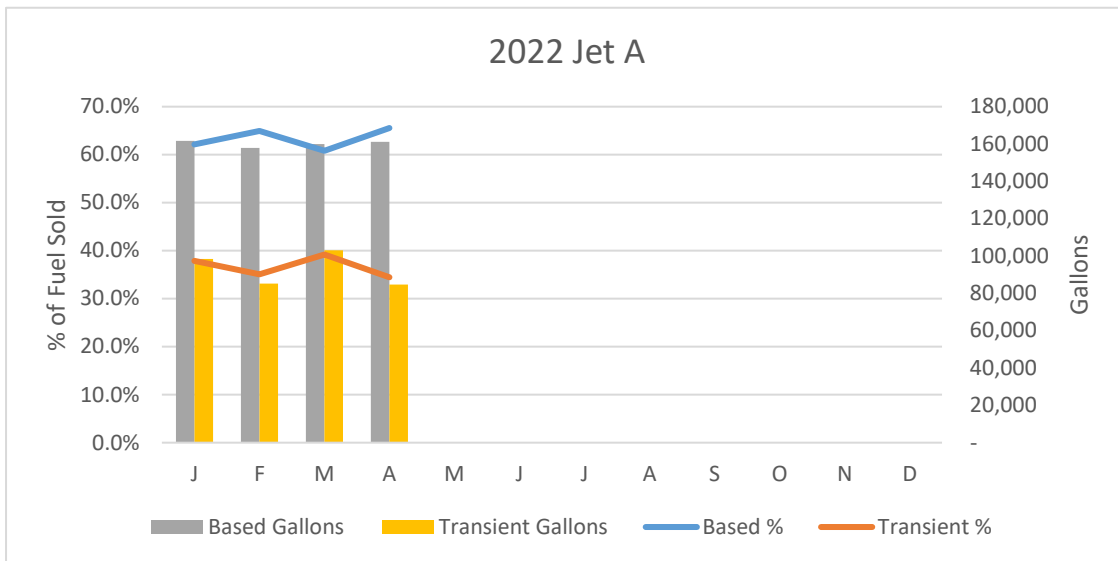
2022

	<u>April '22</u>	<u>April '21</u>	<u>'22 vs. '21</u>	<u>April Percent Change</u>	<u>YTD 2022</u>	<u>YTD 2021</u>	<u>'22 vs. '21</u>	<u>Percent Change</u>
FUEL								
100LL	19,446	22,673	(3,227)	-14.2%	62,273	70,080	(7,807)	-11.1%
Jet A	245,863	190,301	55,562	29.2%	1,011,979	752,310	259,669	34.5%
Total Gallons	265,309	212,974	52,335	24.6%	1,074,252	822,390	251,862	30.6%
OPERATIONS								
Local	3,610	5,645	(2,035)	-36.0%	14,146	17,635	(3,489)	-19.8%
Itinerant	4,424	4,994	(570)	-11.4%	15,885	16,298	(413)	-2.5%
Total Ops	8,034	10,639	(2,605)	-24.5%	30,031	33,933	(3,902)	-11.5%

Operational data is provided by the Tower. Final data from the FAA will be available May 20th.

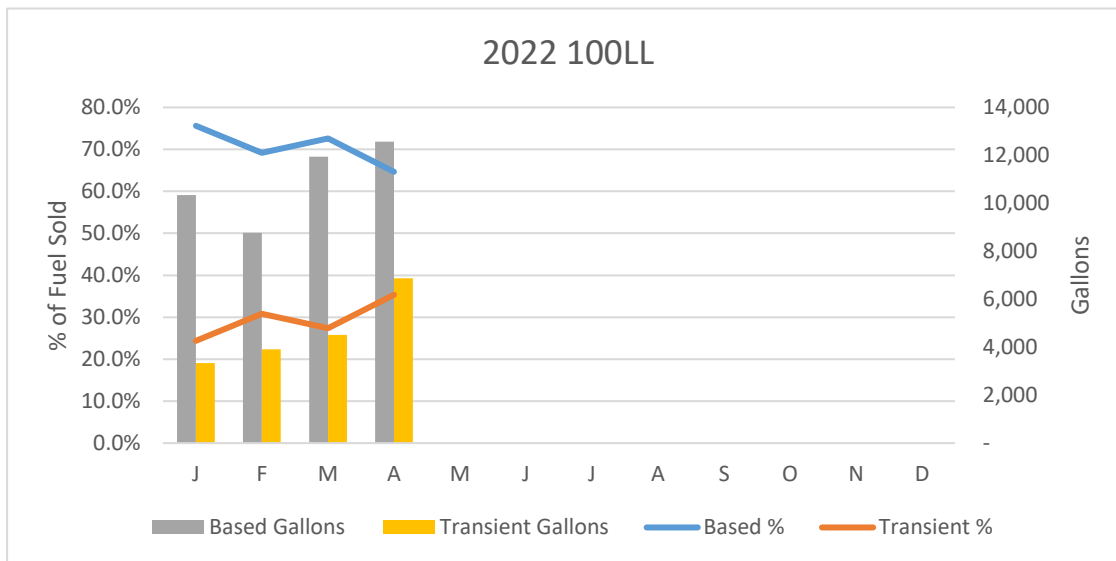






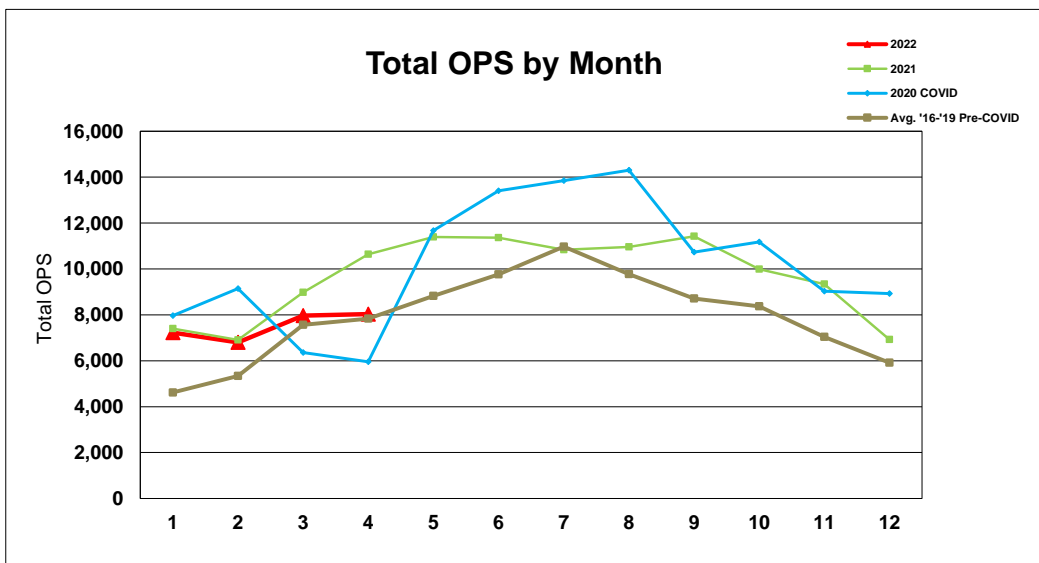
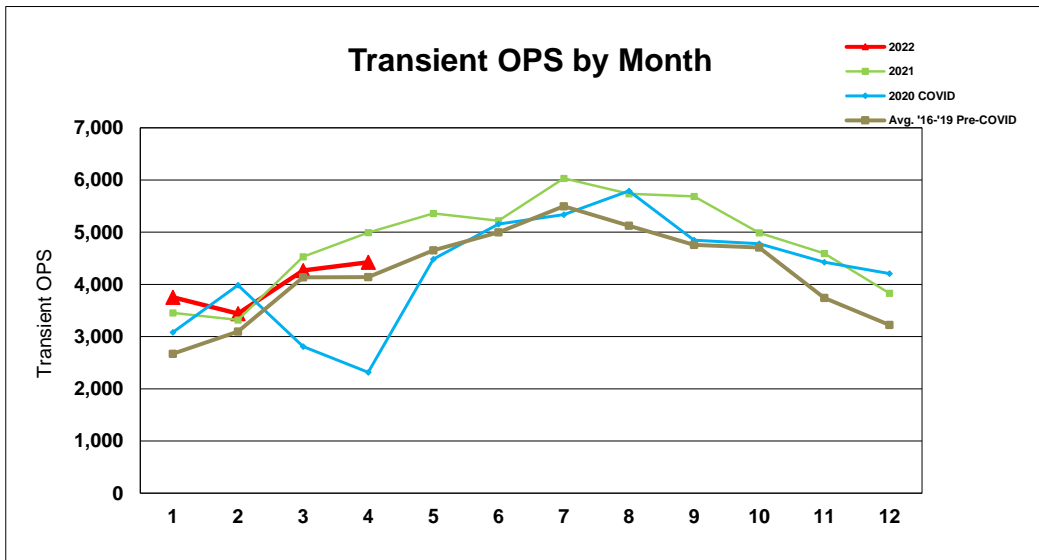
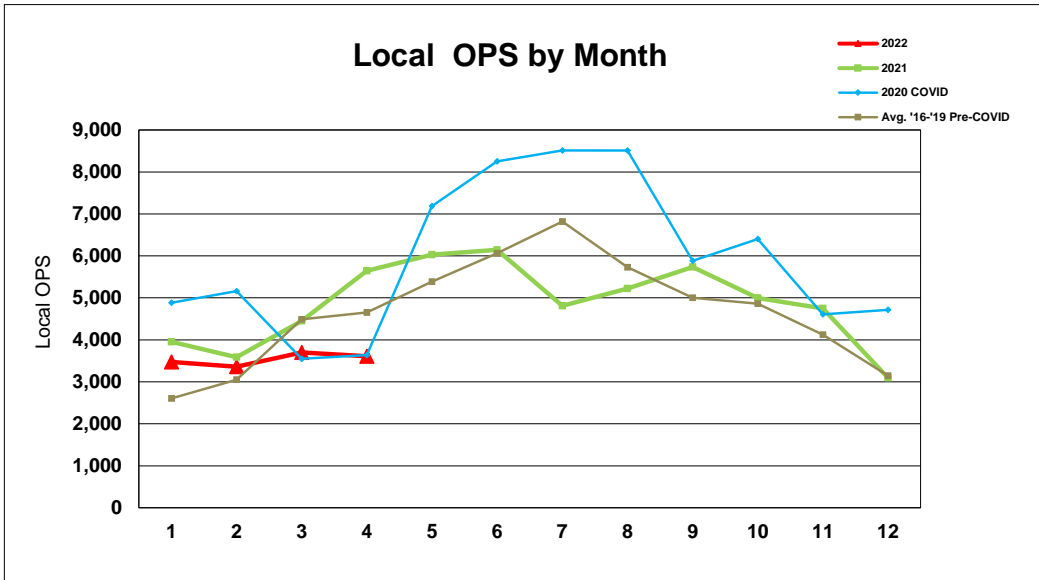
Jet A Gallons

	<u>2021</u>	<u>2022</u>	<u>Change</u>	<u>% Change</u>
Jet Based	471,138	640,542	169,404	36.0%
Jet Trans.	281,172	371,437	90,265	32.1%
	<u>752,310</u>	<u>1,011,979</u>	<u>259,669</u>	<u>34.5%</u>



100LL Gallons

	<u>2021</u>	<u>2022</u>	<u>Change</u>	<u>% Change</u>
100LL Based	48,427	43,641	(4,785)	-9.9%
100LL Trans.	21,653	18,631	(3,022)	-14.0%
	<u>70,080</u>	<u>62,273</u>	<u>(7,807)</u>	<u>-11.1%</u>

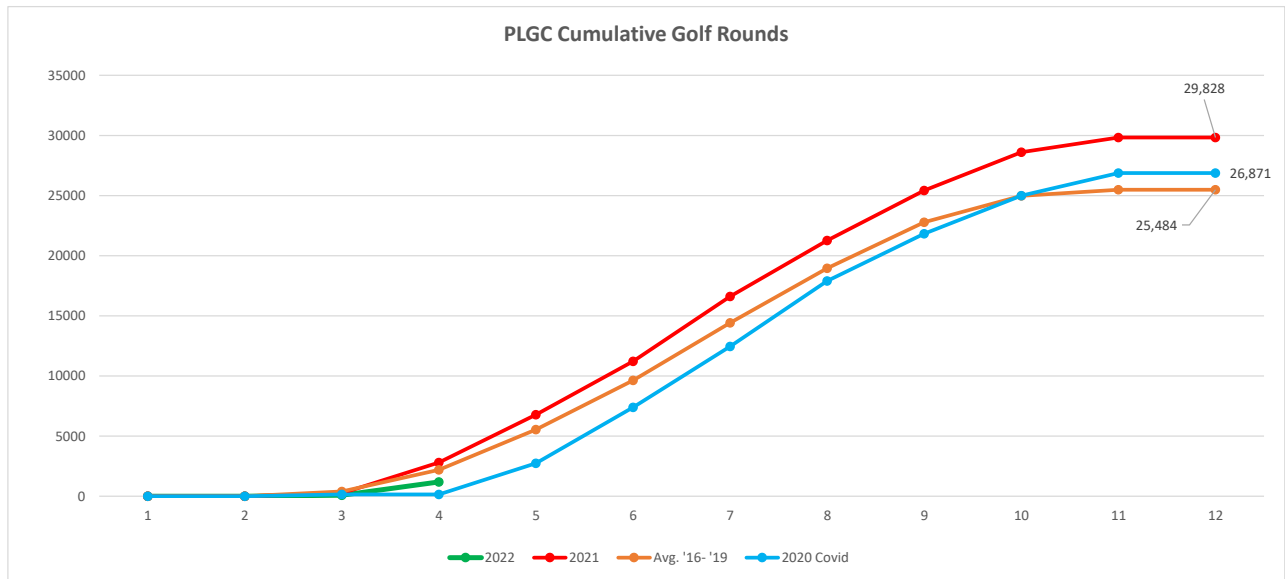
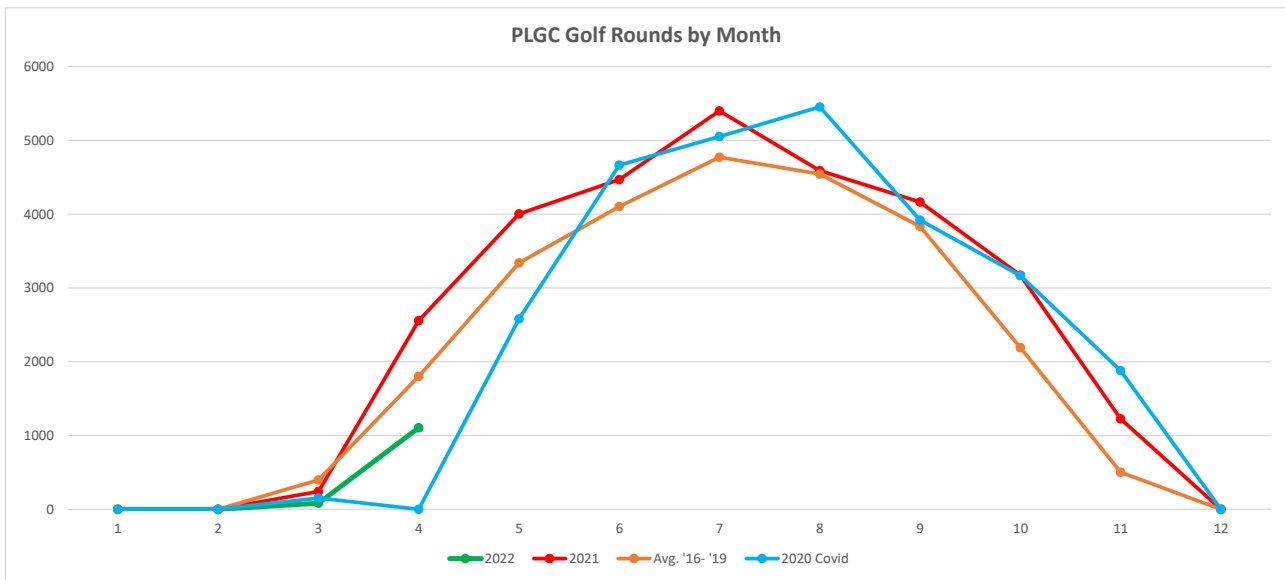




MONTHLY STATISTICS

April 2022

	<u>2022</u>	<u>2021</u>	<u>'22 vs. '21</u>	<u>Percent Change</u>	<u>YTD 2022</u>	<u>YTD 2021</u>	<u>'22 vs. '21</u>	<u>Percent Change</u>
Golf Rounds	1,105	2,558	(1,453)	-56.8%	1,188	2,800	(1,612)	-57.6%





DUPAGE AIRPORT AUTHORITY

4/30/2022

**FINANCIALS
PRE-AUDIT**

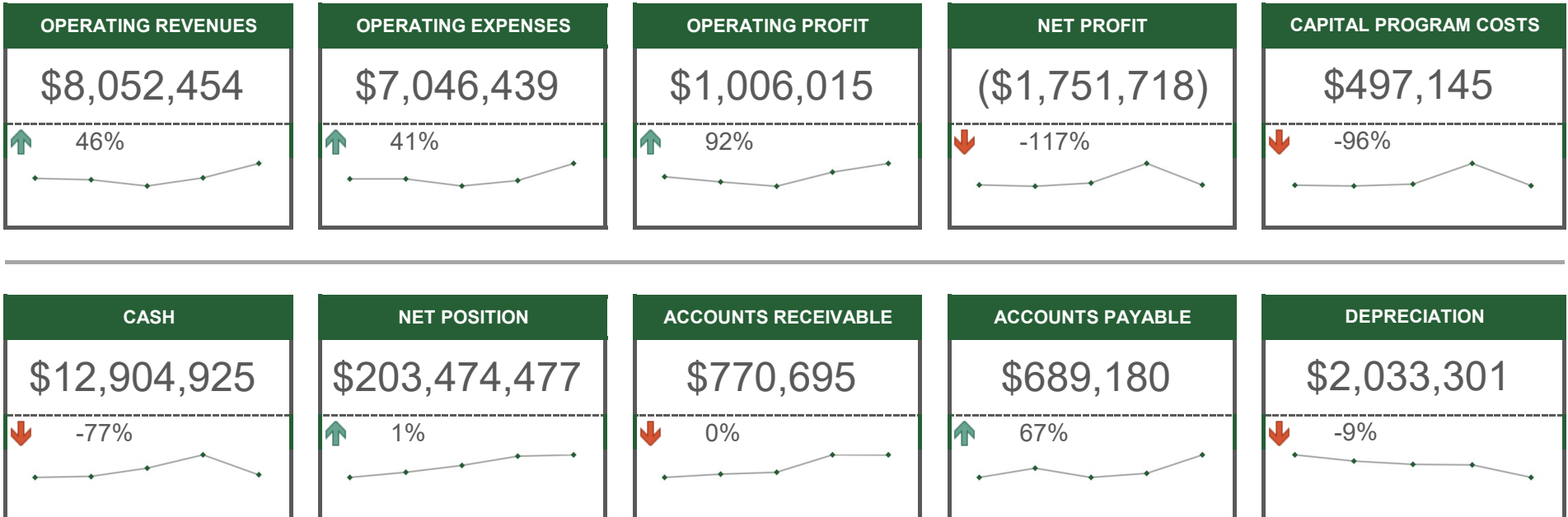
YTD FINANCIAL SUMMARY

DuPage Airport Authority

April

2022

KEY METRICS



YTD SUMMARY - BY OPERATION

DuPage Airport Authority
YTD April 2022

	AIRPORT			FLIGHT CENTER			PRAIRIE LANDING		
	YTD Budget	YTD Actual	Actual vs. Budget	YTD Budget	YTD Actual	Actual vs. Budget	YTD Budget	YTD Actual	Actual vs. Budget
OPERATING									
Operating Revenues	\$1,344,443	\$1,353,079	\$8,636	\$3,855,238	\$6,223,844	\$2,368,606	\$458,130	\$475,531	\$17,401
Operating Expenses	\$2,413,849	\$2,220,885	-\$192,965	\$2,600,881	\$4,292,512	\$1,691,631	\$540,004	\$533,042	-\$6,962
Operating Profit	-\$1,069,406	-\$867,806	\$201,600	\$1,254,357	\$1,931,332	\$676,975	-\$81,874	-\$57,511	\$24,363
NON-OPERATING									
Non-Operating Revenues	\$230,106	-\$549,252	-\$779,358	\$0	\$0	\$0	\$0	\$250	\$250
Non-Operating Expenses	\$103,960	\$97,176	-\$6,784	\$0	\$0	\$0	\$20,000	\$24,567	\$4,567
Non-Operating Profit	\$126,146	-\$646,428	-\$772,574	\$0	\$0	\$0	-\$20,000	-\$24,317	-\$4,317
Net Profit (Loss) Excluding Depreciation & Major Maintenance	-\$943,260	-\$1,514,234	-\$570,974	\$1,254,357	\$1,931,332	\$676,975	-\$101,874	-\$81,828	\$20,046
Depreciation Expense	\$2,430,040	\$2,029,781	-\$400,259	\$2,772	\$2,774	\$2	\$336	\$746	\$410
Major Maintenance	\$10,000	\$16,187	\$6,187	\$0	\$0	\$0	\$81,666	\$37,500	-\$44,166
Transfers In (Out)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Profit (Loss)	-\$3,383,300	-\$3,560,202	-\$176,902	\$1,251,585	\$1,928,558	\$676,973	-\$183,876	-\$120,074	\$63,802

YTD SUMMARY - TOTAL OPERATIONS

DuPage Airport Authority YTD April 2022

	YTD Budget	YTD Actual	Actual vs. Budget
OPERATING			
Operating Revenues	\$5,657,811	\$8,052,454	\$2,394,643
Operating Expenses	\$5,554,734	\$7,046,439	\$1,491,705
Operating Profit	\$103,077	\$1,006,015	\$902,938
NON-OPERATING REVENUES			
Miscellaneous Taxes	\$24,000	\$79,596	\$55,596
Property Taxes/Abatements	\$668	\$1,264	\$596
Federal & State Grants	\$128,770	\$24,353	-\$104,417
Investment Income	\$66,668	\$256,150	\$189,482
Unrealized Gain (Loss) from Investments	\$0	-\$910,616	-\$910,616
Gain (Loss) on Sale of Fixed Assets	\$10,000	\$250	-\$9,750
Total Non-Operating Revenues	\$230,106	-\$549,002	-\$779,108
NON-OPERATING EXPENSES			
Property Tax (DAA)	\$103,960	\$97,176	-\$6,784
Property Tax (PLGC)	\$20,000	\$24,567	\$4,567
Total Non-Operating Expenses	\$123,960	\$121,743	-\$2,217
Non-Operating Profit	\$106,146	-\$670,745	-\$776,891
Net Profit (Loss) Excluding Depreciation & Major Maintenance	\$209,223	\$335,270	\$126,047
Depreciation Expense	\$2,433,148	\$2,033,301	-\$399,847
Major Maintenance	\$91,666	\$53,687	-\$37,979
Net Profit (Loss)	-\$2,315,591	-\$1,751,718	\$563,873
Total YTD Revenues	\$5,887,917	\$7,503,452	\$1,615,535
Total YTD Expenditures	\$5,678,694	\$7,168,182	\$1,489,488
Capital Development Programs	\$2,566,933	\$497,145	-\$2,069,788
Future Project Expense	\$0	\$0	\$0
Transfers In (Out)	\$0	\$0	\$0

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF NET POSITION

For the Period Ended April 30, 2022

CURRENT ASSETS

Cash & Cash Equivalents	8,118,133
Cash & Cash Equivalents - Designated	4,786,793
Cash & Cash Equivalents - Restricted	-
Investments	2,287,494
Investments - Restricted	54,832,420
Investments - Designated	-
Receivables	
Property Taxes	6,037,955
Accounts	770,695
Accrued Interest	218,066
Long-term Note Receivable, Current Portion	-
Prepaid Expenses	717,593
Inventories	424,374

Total Current Assets 78,193,522

NONCURRENT ASSETS

Advance to Other Subfunds	-
Long-term Note Receivable, Net of Current Portion	-
Net Pension Asset - IMRF	1,562,872

Total Noncurrent Assets 1,562,872

Capital Assets

Not Being Depreciated	61,478,120
Being Depreciated	292,585,864
Less Accumulated Depreciation	(220,007,461)

Net Capital Assets 134,056,522

DEFERRED OUTFLOWS OF RESOURCES

Pension Items - IMRF	878,459
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Total Deferred Outflows of Resources 878,459

Total Noncurrent Assets 136,497,853

Total Assets 214,691,375

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF NET POSITION

For the Period Ended April 30, 2022

CURRENT LIABILITIES

Accounts Payable	689,180
Retainage Payable	-
Accrued Liabilities	666,432
Compensated Absences, Current Portion	74,032
Customer Deposits and Advances	348,844
Security Deposits	247,236
Unearned Revenue	124,795

Total Current Liabilities	2,150,518
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NONCURRENT LIABILITIES

Unearned Revenue	863,163
Advance from Other Subfunds	-
Net Pension Liability - IMRF	-
Compensated Absences, Net of Current Portion	296,126

Total Noncurrent Liabilities	1,159,289
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Total Liabilities	3,309,807
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DEFERRED INFLOWS OF RESOURCES

Deferred Revenue - Property Taxes	6,037,955
Pension Items - IMRF	1,869,136

Total Deferred Inflows of Resources	7,907,091
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Total Liabilities and Deferred Inflows of Resources	11,216,898
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NET POSITION

Net Investment in Capital Assets	134,056,522
Restricted for Aeronautical Purposes	55,590,864
Unrestricted	13,827,090

Total Net Position	203,474,477
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TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	214,691,375
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**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF CASH FLOWS

For the Period Ended April 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers and users	8,020,319
Payments to suppliers	(6,029,543)
Payments to and on behalf of employees	(1,946,293)
	<hr/>
Net cash from operating activities	44,484

**CASH FLOWS FROM NONCAPITAL
FINANCING ACTIVITIES**

Non-operating revenues - property taxes	1,264
Non-operating revenues - replacement taxes	79,596
	<hr/>
Net cash from noncapital financing activities	80,860

**CASH FLOWS FROM CAPITAL AND RELATED
FINANCING ACTIVITIES**

Grant monies received	24,353
Acquisition and construction of capital assets	(658,523)
Gain (Loss) from sale of capital assets	250
	<hr/>
Net cash from capital and related financing activities	(633,920)

CASH FLOWS FROM INVESTING ACTIVITIES

Net change in investments	(57,119,914)
Investment income	(872,531)
	<hr/>
Net cash from investing activities	(57,992,445)

NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS (58,501,021)

CASH AND CASH EQUIVALENTS, JANUARY 1 71,405,946

CASH AND CASH EQUIVALENTS, APRIL 30 12,904,925

PRESENTED AS

Cash and cash equivalents	12,904,925
Cash and cash equivalents - restricted	-
	<hr/>
Total cash and cash equivalents	12,904,925

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

STATEMENT OF CASH FLOWS

For the Period Ended April 30, 2022

**RECONCILIATION OF OPERATING INCOME (LOSS)
TO NET CASH FROM OPERATING ACTIVITIES**

Operating income (loss)	(1,206,839)
Adjustments to reconcile operating income (loss) to net cash from operating activities	
Depreciation	2,033,301
Miscellaneous income	4,123
Changes in assets and liabilities	
Accounts receivable	(132,202)
Note receivable	-
Prepaid expenses	(14,487)
Inventories	(165,917)
Accounts payable	(505,669)
Accrued liabilities	(6,609)
Compensated absences	-
Net pension liability - IMRF	-
Pension items - IMRF	-
Customer deposits and advances	44,613
Security deposits	35,767
Unearned revenue	(41,598)
NET CASH FROM OPERATING ACTIVITIES	44,484

**NON-CASH INVESTING, CAPITAL, AND
FINANCING ACTIVITIES**

Contributions	-
Capital asset additions in accounts payable and retainage payable	(161,378)
Change in the fair value of investments	(910,616)

**DUPAGE AIRPORT AUTHORITY
WEST CHICAGO, ILLINOIS**

**STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION - BY SUBFUND**

For the Period Ended April 30, 2022

	Airport Operations	Dupage Flight Center	Prairie Landing Golf Course	Total
OPERATING REVENUES				
Aircraft Storage	1,037,043	202,489	-	1,239,532
Leases, Commissions, Fees	315,219	-	-	315,219
Golf Course Operations	-	-	498,027	498,027
Line Service	-	6,019,105	-	6,019,105
Total Operating Revenues	1,352,261	6,221,594	498,027	8,071,883
OPERATING EXPENSES				
Direct Costs				
Airport Operations	1,619,524	-	-	1,619,524
Golf Course Operations	-	-	422,590	422,590
Line Service	-	3,768,582	-	3,768,582
General and Administrative				
Salaries and Benefits	454,175	440,382	47,500	942,057
Utilities	-	4,121	24,788	28,909
Office Expense	15,973	17,223	51,962	85,157
Insurance	53,737	43,272	27,417	124,426
Professional Services	87,878	-	2,581	90,459
Postage	1,843	-	3,661	5,503
Real Estate Tax	97,176	-	24,567	121,743
Advertising and Promotions	22,874	18,933	13,596	55,403
Miscellaneous	(18,932)	-	-	(18,932)
Total Operating Expenses	2,334,247	4,292,512	618,661	7,245,421
OPERATING INCOME (LOSS) BEFORE DEPRECIATION	(981,986)	1,929,082	(120,634)	826,462
Depreciation	2,029,781	2,774	746	2,033,301
OPERATING INCOME (LOSS)	(3,011,767)	1,926,308	(121,379)	(1,206,839)
NON-OPERATING REVENUES (EXPENSES)				
Property Taxes	1,264	-	-	1,264
Personal Property Replacement Tax	79,596	-	-	79,596
Investment Income	(654,466)	-	-	(654,466)
Miscellaneous Income	817	2,250	1,056	4,123
Gain (Loss) on Disposal of Capital Assets	-	-	250	250
Total Non-Operating Revenues (Expenses)	(572,788)	2,250	1,306	(569,232)
INCOME (LOSS) BEFORE CONTRIBUTIONS & TRANSFERS	(3,584,555)	1,928,558	(120,074)	(1,776,071)
Contributions	24,353	-	-	24,353
Transfers In (Out)	-	-	-	-
CHANGE IN NET POSITION	(3,560,202)	1,928,558	(120,074)	(1,751,718)
NET POSITION, JANUARY 1	177,161,111	29,033,339	(968,255)	205,226,195
NET POSITION, APRIL 30	173,600,909	30,961,897	(1,088,329)	203,474,477

Total DuPage Airport Authority

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 4/30/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
Airport Operations	\$ 325,918	\$ 312,942	\$ 12,976	\$ 1,353,079	\$ 1,344,443	\$ 8,636	\$ 3,912,072	\$ 325,918	\$ 293,321	\$ 32,597	\$ 1,353,079	\$ 1,267,217	\$ 85,862
Prairie Landing Golf Club	\$ 173,463	\$ 155,214	\$ 18,249	\$ 475,531	\$ 458,130	\$ 17,401	\$ 2,691,400	\$ 173,463	\$ 198,595	\$ (25,132)	\$ 475,531	\$ 504,956	\$ (29,425)
DuPage Flight Center	\$ 1,724,493	\$ 1,026,809	\$ 697,684	\$ 6,223,844	\$ 3,855,238	\$ 2,368,606	\$ 12,140,829	\$ 1,724,493	\$ 979,459	\$ 745,034	\$ 6,223,844	\$ 3,754,856	\$ 2,468,988
Total Revenues	\$ 2,223,873	\$ 1,494,965	\$ 728,908	\$ 8,052,454	\$ 5,657,811	\$ 2,394,643	\$ 18,744,301	\$ 2,223,873	\$ 1,471,375	\$ 752,498	\$ 8,052,454	\$ 5,527,029	\$ 2,525,424
OPERATING EXPENSES													
Airport Operations	\$ 360,319	\$ 387,589	\$ (27,270)	\$ 1,368,083	\$ 1,360,324	\$ 7,759	\$ 4,083,772	\$ 360,319	\$ 325,229	\$ 35,089	\$ 1,368,083	\$ 1,280,527	\$ 87,557
Prairie Landing Golf Club	\$ 192,694	\$ 192,707	\$ (13)	\$ 364,428	\$ 379,558	\$ (15,130)	\$ 1,995,803	\$ 192,694	\$ 166,857	\$ 25,836	\$ 364,428	\$ 337,993	\$ 26,435
DuPage Flight Center	\$ 1,126,457	\$ 537,464	\$ 588,993	\$ 3,754,295	\$ 2,031,598	\$ 1,722,697	\$ 6,425,959	\$ 1,126,457	\$ 485,441	\$ 641,016	\$ 3,754,295	\$ 1,802,982	\$ 1,951,313
Total Cost of Sales	\$ 1,679,470	\$ 1,117,760	\$ 561,710	\$ 5,486,807	\$ 3,771,480	\$ 1,715,327	\$ 12,505,534	\$ 1,679,470	\$ 977,528	\$ 701,942	\$ 5,486,807	\$ 3,421,502	\$ 2,065,305
Gross Profit/(Loss)	\$ 544,403	\$ 377,205	\$ 167,198	\$ 2,565,647	\$ 1,886,331	\$ 679,316	\$ 6,238,767	\$ 544,403	\$ 493,847	\$ 50,556	\$ 2,565,647	\$ 2,105,527	\$ 460,120
GENERAL AND ADMINISTRATIVE													
Airport Operations	\$ 220,526	\$ 299,865	\$ (79,339)	\$ 852,801	\$ 1,053,525	\$ (200,724)	\$ 3,247,544	\$ 220,526	\$ 256,050	\$ (35,524)	\$ 852,801	\$ 894,295	\$ (41,494)
Prairie Landing Golf Club	\$ 56,525	\$ 43,606	\$ 12,919	\$ 168,614	\$ 160,446	\$ 8,168	\$ 526,961	\$ 56,525	\$ 45,733	\$ 10,792	\$ 168,614	\$ 165,836	\$ 2,778
DuPage Flight Center	\$ 174,551	\$ 181,669	\$ (7,118)	\$ 538,217	\$ 569,283	\$ (31,066)	\$ 1,797,413	\$ 174,551	\$ 166,171	\$ 8,380	\$ 538,217	\$ 520,753	\$ 17,464
Total G&A Costs	\$ 451,602	\$ 525,140	\$ (73,538)	\$ 1,559,632	\$ 1,783,254	\$ (223,622)	\$ 5,571,918	\$ 451,602	\$ 467,954	\$ (16,352)	\$ 1,559,632	\$ 1,580,884	\$ (21,251)
Operating Income/(Loss)	\$ 92,802	\$ (147,935)	\$ 240,737	\$ 1,006,015	\$ 103,077	\$ 902,938	\$ 666,849	\$ 92,802	\$ 25,893	\$ 66,908	\$ 1,006,015	\$ 524,644	\$ 481,371
NON-OPERATING REVENUES/(EXPENSES)													
Property and Other Tax Revenue	\$ 31,947	\$ 11,167	\$ 20,780	\$ 80,860	\$ 24,668	\$ 56,192	\$ 6,102,004	\$ 31,947	\$ 17,383	\$ 14,565	\$ 80,860	\$ 53,675	\$ 27,185
Property Tax Expenses	\$ (29,207)	\$ (30,990)	\$ 1,783	\$ (121,743)	\$ (123,960)	\$ 2,217	\$ (371,880)	\$ (29,207)	\$ (34,494)	\$ 5,287	\$ (121,743)	\$ (137,976)	\$ 16,233
Federal & State Grants	\$ 4,758	\$ 128,770	\$ (124,012)	\$ 24,353	\$ 128,770	\$ (104,417)	\$ 1,692,525	\$ 4,758	\$ -	\$ 4,758	\$ 24,353	\$ 16,562	\$ 7,791
Investment Income	\$ 124,040	\$ 16,667	\$ 107,373	\$ 256,150	\$ 66,668	\$ 189,482	\$ 200,004	\$ 124,040	\$ 6,366	\$ 117,674	\$ 256,150	\$ 36,847	\$ 219,303
Unrealized Gain/Loss from Investments	\$ (779,716)	\$ -	\$ (779,716)	\$ (910,616)	\$ -	\$ (910,616)	\$ -	\$ (779,716)	\$ -	\$ (779,716)	\$ (910,616)	\$ -	\$ (910,616)
Amortization (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain on Sale of Fixed Assets	\$ 250	\$ 2,500	\$ (2,250)	\$ 250	\$ 10,000	\$ (9,750)	\$ 30,000	\$ 250	\$ 2,158,481	\$ (2,158,231)	\$ 250	\$ 11,985,131	\$ (11,984,881)
Total Non-Operating Revenues/(Expenses)	\$ (647,927)	\$ 128,114	\$ (776,041)	\$ (670,745)	\$ 106,146	\$ (776,891)	\$ 7,652,653	\$ (647,927)	\$ 2,147,736	\$ (2,795,663)	\$ (670,745)	\$ 11,954,239	\$ (12,624,984)
Net Income/(Loss) before Depreciation	\$ (555,126)	\$ (19,821)	\$ (535,305)	\$ 335,270	\$ 209,223	\$ 126,047	\$ 8,319,502	\$ (555,126)	\$ 2,173,629	\$ (2,728,755)	\$ 335,270	\$ 12,478,883	\$ (12,143,613)
Depreciation	\$ 508,739	\$ 608,287	\$ (99,548)	\$ 2,033,301	\$ 2,433,148	\$ (399,847)	\$ 7,299,444	\$ 508,739	\$ 557,000	\$ (48,260)	\$ 2,033,301	\$ 2,227,999	\$ (194,698)
Net Income/(Loss) after Depreciation	\$ (1,063,865)	\$ (628,108)	\$ (435,757)	\$ (1,698,031)	\$ (2,223,925)	\$ 525,894	\$ 1,020,058	\$ (1,063,865)	\$ 1,616,629	\$ (2,680,494)	\$ (1,698,031)	\$ 10,250,884	\$ (11,948,915)
Major Maintenance	\$ 37,500	\$ 10,000	\$ 27,500	\$ 53,687	\$ 91,666	\$ (37,979)	\$ 1,031,201	\$ 37,500	\$ 13,132	\$ 24,368	\$ 53,687	\$ 40,356	\$ 13,331
Engineering Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers (In) Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income/(Loss)	\$ (1,101,365)	\$ (638,108)	\$ (463,257)	\$ (1,751,718)	\$ (2,315,591)	\$ 563,873	\$ (11,143)	\$ (1,101,365)	\$ 1,603,497	\$ (2,704,863)	\$ (1,751,718)	\$ 10,210,528	\$ (11,962,246)

Airport and Administration

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 4/30/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
Administrative	\$ 16,374	\$ 9,593	\$ 6,781	\$ 48,311	\$ 46,843	\$ 1,468	\$ 126,011	\$ 16,374	\$ 9,903	\$ 6,471	\$ 48,311	\$ 39,498	\$ 8,813
Field Operations	\$ 30,691	\$ 25,939	\$ 4,752	\$ 198,301	\$ 189,143	\$ 9,158	\$ 436,342	\$ 30,691	\$ 31,032	\$ (341)	\$ 198,301	\$ 199,831	\$ (1,530)
Field Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Operations	\$ 259,635	\$ 259,791	\$ (157)	\$ 1,029,592	\$ 1,037,981	\$ (8,389)	\$ 3,137,433	\$ 259,635	\$ 234,913	\$ 24,722	\$ 1,029,592	\$ 960,533	\$ 69,058
Flight Center	\$ 19,219	\$ 17,619	\$ 1,600	\$ 76,875	\$ 70,476	\$ 6,399	\$ 212,286	\$ 19,219	\$ 17,473	\$ 1,746	\$ 76,875	\$ 67,355	\$ 9,520
Total Revenues	\$ 325,918	\$ 312,942	\$ 12,976	\$ 1,353,079	\$ 1,344,443	\$ 8,636	\$ 3,912,072	\$ 325,918	\$ 293,321	\$ 32,597	\$ 1,353,079	\$ 1,267,217	\$ 85,862
OPERATING EXPENSES													
Field Operations	\$ 178,762	\$ 178,239	\$ 523	\$ 629,441	\$ 639,986	\$ (10,545)	\$ 1,928,826	\$ 178,762	\$ 159,945	\$ 18,817	\$ 629,441	\$ 633,166	\$ (3,725)
Building Operations	\$ 99,392	\$ 105,478	\$ (6,086)	\$ 388,292	\$ 382,407	\$ 5,885	\$ 1,077,158	\$ 99,392	\$ 93,835	\$ 5,557	\$ 388,292	\$ 362,204	\$ 26,088
Flight Center	\$ 18,268	\$ 23,546	\$ (5,278)	\$ 83,352	\$ 98,946	\$ (15,594)	\$ 313,537	\$ 18,268	\$ 20,803	\$ (2,535)	\$ 83,352	\$ 78,628	\$ 4,723
Shop Equip. Operations	\$ 30,694	\$ 45,949	\$ (15,255)	\$ 165,165	\$ 139,378	\$ 25,787	\$ 444,381	\$ 30,694	\$ 25,135	\$ 5,559	\$ 165,165	\$ 130,730	\$ 34,435
Projects & Procurement	\$ 33,203	\$ 34,377	\$ (1,174)	\$ 101,833	\$ 99,607	\$ 2,226	\$ 319,870	\$ 33,203	\$ 25,512	\$ 7,691	\$ 101,833	\$ 75,797	\$ 26,036
Total Cost of Sales	\$ 360,319	\$ 387,589	\$ (27,270)	\$ 1,368,083	\$ 1,360,324	\$ 7,759	\$ 4,083,772	\$ 360,319	\$ 325,229	\$ 35,089	\$ 1,368,083	\$ 1,280,527	\$ 87,557
Gross Profit/(Loss)	\$ (34,401)	\$ (74,647)	\$ 40,246	\$ (15,005)	\$ (15,881)	\$ 876	-\$171,700	\$ (34,401)	\$ (31,909)	\$ (2,493)	\$ (15,005)	\$ (13,310)	\$ (1,695)
GENERAL AND ADMINISTRATIVE													
Administrative	\$ 181,172	\$ 251,913	\$ (70,741)	\$ 730,138	\$ 893,704	\$ (163,566)	\$ 2,734,187	\$ 181,172	\$ 214,565	\$ (33,393)	\$ 730,138	\$ 725,457	\$ 4,681
Commissioners	\$ 8,598	\$ 8,978	\$ (380)	\$ 35,412	\$ 35,912	\$ (500)	\$ 107,736	\$ 8,598	\$ 8,739	\$ (141)	\$ 35,412	\$ 35,470	\$ (58)
Business Dev./Marketing	\$ 5,531	\$ 6,650	\$ (1,119)	\$ 18,852	\$ 28,400	\$ (9,548)	\$ 95,850	\$ 5,531	\$ 4,211	\$ 1,320	\$ 18,852	\$ 27,864	\$ (9,011)
Accounting	\$ 25,224	\$ 32,324	\$ (7,100)	\$ 68,399	\$ 95,509	\$ (27,110)	\$ 309,771	\$ 25,224	\$ 28,535	\$ (3,311)	\$ 68,399	\$ 105,504	\$ (37,105)
Total G&A Costs	\$ 220,526	\$ 299,865	\$ (79,339)	\$ 852,801	\$ 1,053,525	\$ (200,724)	\$ 3,247,544	\$ 220,526	\$ 256,050	\$ (35,524)	\$ 852,801	\$ 894,295	\$ (41,494)
Operating Income/(Loss)	\$ (254,927)	\$ (374,512)	\$ 119,585	\$ (867,806)	\$ (1,069,406)	\$ 201,600	(\$3,419,244)	\$ (254,927)	\$ (287,959)	\$ 33,032	\$ (867,806)	\$ (907,604)	\$ 39,798
NON-OPERATING REVENUES/(EXPENSES)													
Property and Other Tax Revenue	\$ 31,947	\$ 11,167	\$ 20,780	\$ 80,860	\$ 24,668	\$ 56,192	\$ 6,102,004	\$ 31,947	\$ 17,383	\$ 14,565	\$ 80,860	\$ 53,675	\$ 27,185
Property Tax Expenses	\$ (24,294)	\$ (25,990)	\$ 1,696	\$ (97,176)	\$ (103,960)	\$ 6,784	\$ (311,880)	\$ (24,294)	\$ (23,360)	\$ (934)	\$ (97,176)	\$ (93,440)	\$ (3,736)
Federal & State Grants	\$ 4,758	\$ 128,770	\$ (124,012)	\$ 24,353	\$ 128,770	\$ (104,417)	\$ 1,692,525	\$ 4,758	\$ -	\$ 4,758	\$ 24,353	\$ 16,562	\$ 7,791
Investment Income	\$ 124,040	\$ 16,667	\$ 107,373	\$ 256,150	\$ 66,668	\$ 189,482	\$ 200,004	\$ 124,040	\$ 6,366	\$ 117,674	\$ 256,150	\$ 36,847	\$ 219,303
Unrealized Gain/Loss from Investments	\$ (779,716)	\$ -	\$ (779,716)	\$ (910,616)	\$ -	\$ (910,616)	\$ -	\$ (779,716)	\$ -	\$ (779,716)	\$ (910,616)	\$ -	\$ (910,616)
Amortization (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain on Sale of Fixed Assets	\$ -	\$ 2,500	\$ (2,500)	\$ -	\$ 10,000	\$ (10,000)	\$ 30,000	\$ -	\$ 2,157,131	\$ (2,157,131)	\$ -	\$ 11,983,781	\$ (11,983,781)
Total Non-Operating Revenues/(Expenses)	\$ (643,264)	\$ 133,114	\$ (776,378)	\$ (646,428)	\$ 126,146	\$ (772,574)	\$ 7,712,653	\$ (643,264)	\$ 2,157,520	\$ (2,800,784)	\$ (646,428)	\$ 11,997,425	\$ (12,643,853)
Net Income/(Loss) before Depreciation	\$ (898,191)	\$ (241,398)	\$ (656,793)	\$ (1,514,234)	\$ (943,260)	\$ (570,974)	\$ 4,293,409	\$ (898,191)	\$ 1,869,561	\$ (2,767,752)	\$ (1,514,234)	\$ 11,089,821	\$ (12,604,055)
Depreciation	\$ 507,859	\$ 607,510	\$ (99,651)	\$ 2,029,781	\$ 2,430,040	\$ (400,259)	\$ 7,290,120	\$ 507,859	\$ 556,100	\$ (48,240)	\$ 2,029,781	\$ 2,224,399	\$ (194,617)
Net Income/(Loss) after Depreciation	\$ (1,406,051)	\$ (848,908)	\$ (557,143)	\$ (3,544,015)	\$ (3,373,300)	\$ (170,715)	(\$2,996,711)	\$ (1,406,051)	\$ 1,313,461	\$ (2,719,512)	\$ (3,544,015)	\$ 8,865,422	\$ (12,409,437)
Major Maintenance	\$ -	\$ 10,000	\$ (10,000)	\$ 16,187	\$ 10,000	\$ 6,187	\$ 949,535	\$ -	\$ 13,132	\$ (13,132)	\$ 16,187	\$ 40,356	\$ (24,169)
Engineering Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfers (In) Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income/(Loss)	\$ (1,406,051)	\$ (858,908)	\$ (547,143)	\$ (3,560,202)	\$ (3,383,300)	\$ (176,902)	(\$3,946,246)	\$ (1,406,051)	\$ 1,300,330	\$ (2,706,380)	\$ (3,560,202)	\$ 8,825,066	\$ (12,385,268)

DuPage Flight Center

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 4/30/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
Hangar Rentals	\$ 36,760	\$ 40,000	\$ (3,240)	\$ 202,489	\$ 176,000	\$ 26,489	\$ 430,000	\$ 36,760	\$ 40,865	\$ (4,105)	\$ 202,489	\$ 214,629	\$ (12,140)
Ramp Tie Downs & Overnight fees	\$ 2,040	\$ 2,000	\$ 40	\$ 4,283	\$ 8,000	\$ (3,717)	\$ 24,000	\$ 2,040	\$ 3,611	\$ (1,571)	\$ 4,283	\$ 6,854	\$ (2,571)
Fuel and Oil Sales	\$ 1,679,407	\$ 977,684	\$ 701,723	\$ 5,952,438	\$ 3,642,763	\$ 2,309,675	\$ 11,601,368	\$ 1,679,407	\$ 929,229	\$ 750,178	\$ 5,952,438	\$ 3,484,774	\$ 2,467,664
Line Service Other	\$ 5,355	\$ 5,833	\$ (479)	\$ 61,600	\$ 23,332	\$ 38,268	\$ 69,996	\$ 5,355	\$ 4,480	\$ 875	\$ 61,600	\$ 43,104	\$ 18,496
Aircraft Catering	\$ 380	\$ 792	\$ (412)	\$ 784	\$ 3,168	\$ (2,384)	\$ 9,504	\$ 380	\$ 687	\$ (307)	\$ 784	\$ 3,486	\$ (2,702)
Non Airfield Rent/Lease/Maintenance Revenue	\$ 551	\$ 500	\$ 51	\$ 2,250	\$ 1,975	\$ 275	\$ 5,961	\$ 551	\$ 587	\$ (35)	\$ 2,250	\$ 2,009	\$ 241
Total Revenue	\$ 1,724,493	\$ 1,026,809	\$ 697,684	\$ 6,223,844	\$ 3,855,238	\$ 2,368,606	\$ 12,140,829	\$ 1,724,493	\$ 979,459	\$ 745,034	\$ 6,223,844	\$ 3,754,856	\$ 2,468,988
OPERATING EXPENSES													
Fuel and Oil Cost of Sales	\$ 1,078,508	\$ 497,621	\$ 580,887	\$ 3,543,782	\$ 1,849,052	\$ 1,694,730	\$ 5,910,691	\$ 1,078,508	\$ 448,070	\$ 630,438	\$ 3,543,782	\$ 1,648,440	\$ 1,895,342
De ice Cost of Goods	\$ -	\$ -	\$ -	\$ 16,426	\$ 27,500	\$ (11,074)	\$ 34,000	\$ -	\$ -	\$ -	\$ 16,426	\$ 4,508	\$ 11,918
Credit Card Expense	\$ 23,054	\$ 12,411	\$ 10,643	\$ 83,007	\$ 47,400	\$ 35,607	\$ 152,812	\$ 23,054	\$ 12,304	\$ 10,750	\$ 83,007	\$ 47,717	\$ 35,290
Food - COGS	\$ 8,442	\$ 7,150	\$ 1,292	\$ 24,359	\$ 28,300	\$ (3,941)	\$ 84,600	\$ 8,442	\$ 7,368	\$ 1,073	\$ 24,359	\$ 29,418	\$ (5,059)
Maintenance	\$ 16,454	\$ 20,282	\$ (3,828)	\$ 86,721	\$ 79,346	\$ 7,375	\$ 243,856	\$ 16,454	\$ 17,699	\$ (1,245)	\$ 86,721	\$ 72,898	\$ 13,823
Total Cost of Sales	\$ 1,126,457	\$ 537,464	\$ 588,993	\$ 3,754,295	\$ 2,031,598	\$ 1,722,697	\$ 6,425,959	\$ 1,126,457	\$ 485,441	\$ 641,016	\$ 3,754,295	\$ 1,802,982	\$ 1,951,313
Gross Profit/(Loss)	\$ 598,036	\$ 489,345	\$ 108,691	\$ 2,469,549	\$ 1,823,640	\$ 645,909	\$ 5,714,870	\$ 598,036	\$ 494,018	\$ 104,018	\$ 2,469,549	\$ 1,951,874	\$ 517,675
GENERAL AND ADMINISTRATIVE	\$ 174,551	\$ 181,669	\$ (7,118)	\$ 538,217	\$ 569,283	\$ (31,066)	\$ 1,797,413	\$ 174,551	\$ 166,171	\$ 8,380	\$ 538,217	\$ 520,753	\$ 17,464
Operating Income/(Loss)	\$ 423,484	\$ 307,676	\$ 115,808	\$ 1,931,332	\$ 1,254,357	\$ 676,975	\$ 3,917,457	\$ 423,484	\$ 327,847	\$ 95,638	\$ 1,931,332	\$ 1,431,121	\$ 500,210
Net Income/(Loss) before Depreciation	\$ 423,484	\$ 307,676	\$ 115,808	\$ 1,931,332	\$ 1,254,357	\$ 676,975	\$ 3,917,457	\$ 423,484	\$ 327,847	\$ 95,638	\$ 1,931,332	\$ 1,431,121	\$ 500,210
Depreciation	\$ 693	\$ 693	\$ 0	\$ 2,774	\$ 2,772	\$ 2	\$ 8,316	\$ 693	\$ 693	\$ -	\$ 2,774	\$ 2,774	\$ -
Net Income/(Loss)	\$ 422,791	\$ 306,983	\$ 115,808	\$ 1,928,558	\$ 1,251,585	\$ 676,973	\$ 3,909,141	\$ 422,791	\$ 327,153	\$ 95,638	\$ 1,928,558	\$ 1,428,347	\$ 500,210

Prairie Landing Golf Club

STATEMENT OF REVENUES AND EXPENSES

For the Month Ending 4/30/2022

	Month			YTD			2022 Annual Budget	Month			YTD		
	Actual	Budget	Variance	Actual	Budget	Variance		2022	2021	Variance	2022	2021	Variance
REVENUES													
P100 - Golf Administration	\$ 48	\$ 369	\$ (321)	\$ 1,056	\$ 801	\$ 255	\$ 2,500	\$ 48	\$ 369	\$ (321)	\$ 1,056	\$ 500	\$ 555
P300 - Golf Operations	\$ 122,902	\$ 88,790	\$ 34,112	\$ 381,191	\$ 359,691	\$ 21,500	\$ 1,582,000	\$ 122,902	\$ 147,909	\$ (25,007)	\$ 381,191	\$ 437,550	\$ (56,359)
P400 - Golf Food and Beverage	\$ 20,046	\$ 24,456	\$ (4,410)	\$ 29,323	\$ 26,239	\$ 3,084	\$ 365,000	\$ 20,046	\$ 29,139	\$ (9,093)	\$ 29,323	\$ 31,313	\$ (1,990)
P500 - Golf Banquets	\$ 16,016	\$ 24,500	\$ (8,484)	\$ 46,397	\$ 44,000	\$ 2,397	\$ 332,700	\$ 16,016	\$ 7,688	\$ 8,328	\$ 46,397	\$ 17,251	\$ 29,146
P600 - Golf In-house Events	\$ 9,706	\$ 10,000	\$ (294)	\$ 9,706	\$ 16,500	\$ (6,794)	\$ 45,000	\$ 9,706	\$ 6,444	\$ 3,262	\$ 9,706	\$ 9,897	\$ (192)
P700 - Golf Outings	\$ 3,226	\$ 5,999	\$ (2,773)	\$ 3,226	\$ 5,999	\$ (2,773)	\$ 350,000	\$ 3,226	\$ 6,015	\$ (2,789)	\$ 3,226	\$ 6,015	\$ (2,789)
P900 - Kitty Hawk Café	\$ 1,519	\$ 1,100	\$ 419	\$ 4,634	\$ 4,900	\$ (266)	\$ 14,200	\$ 1,519	\$ 1,032	\$ 487	\$ 4,634	\$ 2,431	\$ 2,203
Total Revenue	\$ 173,463	\$ 155,214	\$ 18,249	\$ 475,531	\$ 458,130	\$ 17,401	\$ 2,691,400	\$ 173,463	\$ 198,595	\$ (25,132)	\$ 475,531	\$ 504,956	\$ (29,425)
OPERATING EXPENSES													
P200 - Golf Maintenance	\$ 62,155	\$ 83,616	\$ (21,461)	\$ 143,686	\$ 163,109	\$ (19,423)	\$ 853,488	\$ 62,155	\$ 73,785	\$ (11,630)	\$ 143,686	\$ 159,250	\$ (15,564)
P300 - Golf Operations	\$ 35,387	\$ 34,293	\$ 1,094	\$ 55,485	\$ 59,023	\$ (3,538)	\$ 347,197	\$ 35,387	\$ 34,863	\$ 524	\$ 55,485	\$ 55,050	\$ 435
P400 - Golf Food and Beverage	\$ 25,757	\$ 20,691	\$ 5,066	\$ 46,386	\$ 32,686	\$ 13,700	\$ 255,428	\$ 25,757	\$ 24,159	\$ 1,598	\$ 46,386	\$ 40,998	\$ 5,388
P500 - Golf Banquets	\$ 41,842	\$ 21,167	\$ 20,675	\$ 56,146	\$ 50,394	\$ 5,752	\$ 253,104	\$ 41,842	\$ 10,961	\$ 30,881	\$ 56,146	\$ 27,126	\$ 29,020
P600 - Golf In-house Events	\$ 4,731	\$ 5,006	\$ (275)	\$ 4,731	\$ 8,259	\$ (3,528)	\$ 22,524	\$ 4,731	\$ 2,527	\$ 2,204	\$ 4,731	\$ 3,245	\$ 1,485
P700 - Golf Outings	\$ 266	\$ 853	\$ (587)	\$ 266	\$ 853	\$ (587)	\$ 49,942	\$ 266	\$ 200	\$ 66	\$ 266	\$ 200	\$ 66
P800 - Golf Kitchen	\$ 21,038	\$ 25,981	\$ (4,943)	\$ 53,096	\$ 60,334	\$ (7,238)	\$ 199,920	\$ 21,038	\$ 19,332	\$ 1,706	\$ 53,096	\$ 49,694	\$ 3,402
P900 - Kitty Hawk Café	\$ 1,519	\$ 1,100	\$ 419	\$ 4,634	\$ 4,900	\$ (266)	\$ 14,200	\$ 1,519	\$ 1,032	\$ 487	\$ 4,634	\$ 2,431	\$ 2,203
Total Cost of Sales	\$ 192,694	\$ 192,707	\$ (13)	\$ 364,428	\$ 379,558	\$ (15,130)	\$ 1,995,803	\$ 192,694	\$ 166,857	\$ 25,836	\$ 364,428	\$ 337,993	\$ 26,435
Gross Profit/(Loss)	\$ (19,231)	\$ (37,493)	\$ 18,262	\$ 111,103	\$ 78,572	\$ 32,531	\$ 695,597	\$ (19,231)	\$ 31,738	\$ (50,969)	\$ 111,103	\$ 166,963	\$ (55,860)
GENERAL AND ADMINISTRATIVE	\$ 56,525	\$ 43,606	\$ 12,919	\$ 168,614	\$ 160,446	\$ 8,168	\$ 526,961	\$ 56,525	\$ 45,733	\$ 10,792	\$ 168,614	\$ 165,836	\$ 2,778
Operating Income/(Loss)	\$ (75,756)	\$ (81,099)	\$ 5,343	\$ (57,511)	\$ (81,874)	\$ 24,363	\$ 168,636	\$ (75,756)	\$ (13,995)	\$ (61,761)	\$ (57,511)	\$ 1,127	\$ (58,638)
NON-OPERATING REVENUES/(EXPENSES)													
Property Tax Expenses	\$ (4,913)	\$ (5,000)	\$ 87	\$ (24,567)	\$ (20,000)	\$ (4,567)	(\$60,000)	\$ (4,913)	\$ (11,134)	\$ 6,221	\$ (24,567)	\$ (44,536)	\$ 19,969
Investment Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gain on Sale of Fixed Assets	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ 250	\$ -	\$ 250	\$ 1,350	\$ (1,100)	\$ 250	\$ 1,350	\$ (1,100)
Net Income/(Loss) before Depreciation & Adj.	\$ (80,419)	\$ (86,099)	\$ 5,680	\$ (81,828)	\$ (101,874)	\$ 20,046	\$ 108,636	\$ (80,419)	\$ (23,779)	\$ (56,640)	\$ (81,828)	\$ (42,059)	\$ (39,769)
Depreciation	\$ 186	\$ 84	\$ 102	\$ 746	\$ 336	\$ 410	\$ 1,008	\$ 186	\$ 207	\$ (20)	\$ 746	\$ 826	\$ (80)
Major Maintenance	\$ 37,500	\$ -	\$ 37,500	\$ 37,500	\$ 81,666	\$ (44,166)	\$ 81,666	\$ 37,500	\$ -	\$ 37,500	\$ 37,500	\$ -	\$ 37,500
Transfers (In) Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income/(Loss)	\$ (118,105)	\$ (86,183)	\$ (31,922)	\$ (120,074)	\$ (183,876)	\$ 63,802	\$ 25,962	\$ (118,105)	\$ (23,985)	\$ (94,120)	\$ (120,074)	\$ (42,886)	\$ (77,188)

Accounts Receivable Aging Report Over 60 Days Past Due

Customer No.	Customer Name	Current @ 04/30/22	1 to 30 Days Overdue	31 to 60 Days Overdue	61 to 90 Days Overdue	91+ Days Overdue	Total	% of Total
A-TEA01	Travel Express Aviation	0.00	0.00	0.00	0.00	114,993.25	114,993.25	36.23%
A-PEA02	Andrew Pempek	0.00	0.00	0.00	0.00	70,316.01	70,316.01	22.15%
A-RSA01	RSH Aviation, Inc.	0.00	3,272.00	3,272.00	3,272.00	20,458.48	30,274.48	9.54%
A-61L01	6-1 LLC	0.00	0.00	0.00	0.00	24,300.00	24,300.00	7.66%
A-MUM02	Matt Mukenschnabl	0.00	0.00	0.00	0.00	17,132.02	17,132.02	5.40%
A-AFS01	AVEL FLIGHT SCHOOL, INC.	0.00	1,040.00	1,115.00	1,040.00	13,640.00	16,835.00	5.30%
A-TEA03	TRAVEL EXPRESS MAINTENANCE	0.00	0.00	0.00	0.00	12,568.30	12,568.30	3.96%
A-TOT01	Toni Transportation, LLC	0.00	3,063.00	3,063.00	3,063.00	0.00	9,189.00	2.89%
A-SPD01	STATE POLICE DEPARTMENT	0.00	2,136.44	2,136.44	2,136.44	0.00	6,409.32	2.02%
A-GLL01	Glenway Leasing	0.00	493.00	493.00	493.00	4,461.13	5,940.13	1.87%
A-BAJ02	Airboss Private Aviation Services	0.00	3,578.42	0.00	217.63	253.02	4,049.07	1.28%
A-DOJ01	JOE DOLLENS	0.00	79.00	79.00	79.00	1,626.52	1,863.52	0.59%
A-HAR04	Raza Haq	0.00	0.00	0.00	0.00	1,391.81	1,391.81	0.44%
A-THS01	Scott Thoman	0.00	0.00	0.00	0.00	1,288.00	1,288.00	0.41%
A-FSX01	FSX Chicago, LLC	0.00	0.00	0.00	0.00	887.66	887.66	0.28%
Report Total:		-	13,661.86	10,158.44	10,301.07	283,316.20	317,437.57	
Percent of Total:		0.00%	4.30%	3.20%	3.25%	89.25%	100.00%	



TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape

DATE: May 10, 2022

SUMMARY:

The Airport Authority’s 2022 Capital Budget includes the procurement of one (1) courtesy car. The courtesy car is a Flight Center amenity and is available to flight crews for transportation to and from restaurants and stores that are within close proximity to the airport. The new courtesy car will replace an existing 2014 Ford Fusion.

A solicitation for sealed bids was advertised in the April 16, 2022 edition of the *Daily Herald Newspaper*. Two (2) sealed bids were received and opened at 3:00 pm on May 6, 2022. Bid results are as follows:

Bidder	Make & Model	Total Cost
Packey Webb Ford Downers Grove, IL	2022 Ford Escape S FWD	Qualified Local Bidder Substitute Bid \$25,874
Feldman Ford Detroit, MI	2022 Ford Escape S FWD	\$25,875
Packey Webb Ford Downers Grove, IL	2022 Ford Escape S FWD	\$26,518

Upon evaluation of the bids, it was determined that Packey Webb Ford is a qualified local bidder as defined by Section 6-18-39 of the Authority’s Procurement Code. If a qualified local bidder is within five percent (5%) of the lowest responsive, responsible bidder, the qualified local bidder shall be given written notice and may, within five (5) calendar days from the date of such notice, provide written confirmation to the Authority that it will bid lower than the bid price of the lowest responsive, responsible bidder.

Upon receipt of such notice, Packey Webb Ford submitted a substitute bid that is the low, responsive and responsible bid.

PREVIOUS COMMITTEE/BOARD ACTION:

May 18, 2022 Finance, Budget & Audit Committee – this item is being reviewed by the Committee.

REVENUE OR FUNDING IMPLICATIONS:

2022 Capital Budget	\$42,000
One (1) 2022 Ford Escape S FWD Compact SUV	(\$25,874)
	\$16,126

STAKEHOLDER PROCESS:

No stakeholders have been identified at this time.

LEGAL REVIEW:

Legal counsel has previously drafted the standard contract utilized for the procurement of this item.

ATTACHMENTS:

- Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape.
- Statement of Political Contributions.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2508; Award of Contract to Packey Webb Ford for the Procurement of One (1) 2022 Ford Escape.



RESOLUTION 2022-2508

AWARD OF CONTRACT TO PACKEY WEBB FORD FOR THE PROCUREMENT OF ONE (1) 2022 FORD ESCAPE

WHEREAS, the DuPage Airport Authority (“Authority”), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority has solicited sealed bids for the procurement of one (1) new compact SUV; and

WHEREAS, the Authority received and reviewed two (2) sealed bids on May 6, 2022; and

WHEREAS, the lowest responsive and responsible bidder, Feldman Ford, LLC is located in Wayne County, Michigan and submitted a bid in the amount of \$25,875 for the procurement of one (1) 2022 Ford Escape S FWD vehicle; and

WHEREAS, Packey Webb Ford, located in DuPage County, submitted a bid in the amount of \$26,518 for the procurement of one (1) 2022 Ford Escape S FWD vehicle; and

WHEREAS, Packey Webb Ford’s bid submission is within five percent of the apparent low bidder; and

WHEREAS, Packey Webb Ford is a qualified local bidder as defined by the Authority’s Procurement Code; and

WHEREAS, pursuant to Section 6-18-39 of the Authority’s Procurement Code, if a qualified local bidder as defined under the Procurement Code is within five percent (5%) of the lowest responsive, responsible bidder, the qualified local bidder shall be given written notice and may, within five (5) calendar days from the date of such notice, provide written confirmation to the Authority that it will bid lower than the bid price of the lowest responsive, responsible bidder; and

WHEREAS, after such notice, Packey Webb Ford resubmitted a bid that is lower than the bid price of the lowest responsive and responsible bidder, in compliance with Section 6-18-39 of the Authority’s Procurement Code; and

WHEREAS, it is apparent that Packey Webb Ford is the low, responsive and responsible for the procurement of one (1) 2022 Ford Escape S FWD vehicle for a total cost of \$25,874; and

WHEREAS, the Board of Commissioners of the Authority deem it to be in the best interests of the Authority to enter into a Purchase Order Contract with Packey Webb Ford for the procurement of one (1) 2022 Ford Escape S FWD vehicle for a total cost of \$25,874; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of The DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles to execute said Purchase Order Contract with Packey Webb Ford for the procurement of one (1) 2022 Ford Escape S FWD vehicle for a total cost of \$25,874 and to take whatever steps necessary to effectuate the terms of said Purchase Order.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2508

**DUPAGE AIRPORT AUTHORITY
 COMPACT SUV
 SOLICITATION NO. 2022-0416**

STATEMENT OF POLITICAL CONTRIBUTIONS

PACKEY WEBB FORD
 (name of entity or individual)

1815 OGDEN AVE
DANVERS GROVE, IL 60515
 (address of entity or individual)

1. List the name and office of every elected official, as that term is defined in the DuPage Airport Authority's Procurement Policy, whom a contribution, exceeding \$150.00 total, was made to in the 24 months preceding the execution of this form. For each elected official, provide, in the space provided, the date of the contribution(s), the amount of the contribution(s) and the form of the contribution(s). If additional space is needed, please attach a separate sheet of paper containing a full and complete list.

Elected Official	Office	Date	Amount	Form
N/A				

NOTE: If this statement of political contributions is being made on behalf of a business entity or other type of organization, a separate, additional, statement of political contributions may be required by the DuPage Airport Authority. When making this statement of political contributions in an individual capacity, you must include contribution(s) made by your spouse and dependant children. See pages 11-13 of the Procurement Policy of the DuPage Airport Authority for said requirements.

VERIFICATION:

"I declare that this statement of political contributions (including any accompanying lists of contributions) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of my (or the entities) political contributions as required by the Procurement Policy of the DuPage Airport Authority. Further, by signing this document I authorize the DuPage Airport Authority to disclose this information as it sees fit."

5/5/2022 (date) [Signature] (signature) Commercial Sales Mgr (title of signer, if a business)



TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract

DATE: May 10, 2022

SUMMARY:

The Airport Authority’s 2022 Capital Budget includes the procurement of one (1) 6-wheel dump truck with sodium spreader and wetting system. The new truck will replace an existing truck that is more than 22 years old and beyond its effective service life. The primary use of the new truck will be for spreading sodium formate deicing material on airport runways.

The Authority’s Procurement Code and the Illinois Governmental Joint Purchasing Act allows for the utilization of the State of Illinois Joint Purchasing Program, in which goods and services have been formally competed by the State of Illinois.

Upon review of active joint purchasing contracts for vehicles and equipment, staff has selected a dump truck with sodium spreader that conforms to the requirements and budget for replacement of the existing unit.

Staff recommends the purchase of one (1) 2024 International 6-wheel dump truck with sodium spreader from Rush Truck Center through the State of Illinois Joint Purchasing Contract for a total cost of \$195,707 F.O.B. DuPage Airport.

PREVIOUS COMMITTEE/BOARD ACTION:

May 18, 2022 Finance, Budget and Audit Committee – this item is being reviewed by the Committee.

REVENUE OR FUNDING IMPLICATIONS:

2022 Capital Budget	\$213,000
One (1) 2024 International 6-Wheel Dump Truck with Sodium Spreader and Wetting System State of Illinois Joint Purchasing Contract F.O.B. DuPage Airport	(\$195,707)
	\$17,293

STAKEHOLDER PROCESS:

No stakeholders have been identified at this time.

LEGAL REVIEW:

Legal counsel has previously drafted the standard contract utilized for the procurement of this item.

ATTACHMENTS:

- Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2509; Authorizing the Procurement of One (1) 6-Wheel Dump Truck with Sodium Spreader from the State of Illinois Joint Purchasing Contract.



RESOLUTION 2022-2509

AUTHORIZING THE PROCUREMENT OF ONE (1) 6-WHEEL DUMP TRUCK WITH SODIUM SPREADER FROM THE STATE OF ILLINOIS JOINT PURCHASING CONTRACT

WHEREAS, the DuPage Airport Authority (“Authority”), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority’s Procurement Code and the Illinois Governmental Joint Purchasing Act (30 ILCS 525/1 *et seq.*) allows for the utilization of the State of Illinois Joint Purchasing Program for the purchase of goods and services that have been formerly competitively bid by the State of Illinois; and

WHEREAS, the State of Illinois has contracted with Rush Truck Center for a 6-wheel dump truck with sodium spreader that conforms with the requirements of the Authority; and

WHEREAS, the Authority has budgeted for one (1) 6-wheel dump truck with sodium spreader in 2022; and

WHEREAS, the Board of Commissioners of the Authority deems it to be in the best interests of the Authority to enter into a Purchase Order Contract with Rush Truck Center for the procurement of one (1) 2024 International 6-wheel dump truck with sodium spreader for a total cost of \$195,707 F.O.B. DuPage Airport; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles, to execute said Purchase Order Contract with Rush Truck Center for the procurement of one (1) 2024 International 6-wheel dump truck with sodium spreader for a total cost of \$195,707 F.O.B. DuPage Airport and to take whatever steps necessary to effectuate the terms of said Purchase Order.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2509

TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs

DATE: May 10, 2022

SUMMARY:

The Airport Authority's 2022 Capital Budget includes \$30,000 for the procurement of used aircraft passenger stairs. In the event that aircraft such as a Boeing 737 and/or MD-80 size aircraft with no internal stairs utilize DuPage Airport, the aircraft passenger stairs will be available to safely deplane or enplane passengers.

Given the unique circumstances of locating used aircraft passenger stairs that conform with the Authority's requirements and may only be available to purchase for a limited time frame; staff is requesting that the Board of Commissioners delegate authority to the Executive Director to accept a bid and enter into a contract immediately for the procurement of used aircraft passenger stairs.

Delegation of Authority is contingent upon the Executive Director accepting the lowest, responsive and responsible bid and the purchase amount is no greater than \$30,000.



Example – Towable Aircraft Passenger Stairs

PREVIOUS COMMITTEE/BOARD ACTION:

May 18, 2022 Finance, Budget and Audit Committee – this item is being reviewed by the Committee.

REVENUE OR FUNDING IMPLICATIONS:

\$30,000 is included in the 2022 Capital Budget for the procurement of used aircraft passenger stairs.

STAKEHOLDER PROCESS:

No stakeholders have been identified at this time.

LEGAL REVIEW:

Legal counsel has previously reviewed the procurement of this item. This requested delegation of authority has been previously granted and utilized to successfully procure used equipment for the Authority.

ATTACHMENTS:

- Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2510; Delegation of Authority to the Executive Director to Procure Used Aircraft Passenger Stairs.

RESOLUTION 2022-2510

**DELEGATION OF AUTHORITY TO THE EXECUTIVE DIRECTOR TO PROCURE
USED AIRCRAFT PASSENGER STAIRS**

WHEREAS, the DuPage Airport Authority ("Authority"), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority’s 2022 Capital Budget includes \$30,000 for the procurement of used aircraft passenger stairs; and

WHEREAS, the used aircraft passenger stairs will need to conform with the specific requirements of the Authority; and

WHEREAS, the used aircraft passenger stairs with the specific requirements of the Authority may only be available for a very limited period of time; and

WHEREAS, Chapter 6-5-3 of the DuPage Airport Authority Procurement Code (the "Code") permits the Board of Commissioners to delegate to the Executive Director the authority to accept a bid and enter into a contract immediately if the product or service involves a unique subject matter; and

WHEREAS, the Board of Commissioners has determined that procurement of the used aircraft passenger stairs constitutes a unique subject matter under Chapter 6-5-3 of the Code; and

WHEREAS, the Board of Commissioners deems it to be in the best interests of the Authority to delegate to the Executive Director the authority, without further action by the Board of Commissioners, to accept a bid and enter into a contract for the procurement of used aircraft passenger stairs, provided that the Executive Director accepts the lowest, responsive and responsible bid and the purchase amount is no greater than \$30,000; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby delegates to the Executive Director the authority to procure used aircraft passenger stairs provided that the Executive Director accepts the lowest, responsive and responsible bid and the purchase amount is no greater than \$30,000.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat _____
Juan E. Chavez _____
Joshua S. Davis _____
Herbert A. Getz _____
Anthony M. Giunti Jr. _____

Gina R. LaMantia _____
Michael V. Ledonne _____
Donald C. Sharp _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2510



TO: Board of Commissioners

FROM: Mark Doles
Executive Director

RE: Authorization of Proposed Resolution 2022-2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates, Inc. for Marketing and Communications Services

DATE: May 12, 2022

SUMMARY:

The DuPage Airport Authority has retained the professional services of Serafin & Associates, Inc. (“Serafin”) for marketing, communication and public affairs services related to the Authority including the DuPage Flight Center, Prairie Landing Golf Club and the DuPage Business Center.

Proposals were solicited in 2019, Serafin was selected and a one (1) year contract with two (2) one-year extensions (total of three years) was executed at an annual rate of \$42,500. The current contract expired March 31, 2022. Serafin has continued to provide services on a month-to-month basis.

As the Authority’s procurement policy allows up to a 5-year contract prior to a formal proposal process, commendable history of work product with Serafin, continuing work product that is on-going and Serafin holding their annual cost for an additional two years, it is staff’s recommendation to execute an agreement for one (1) year, with a one (1) year option, with Serafin.

This proposed contract would have an initial term from April 1, 2022 through March 31, 2023 with an option through March 31, 2024.

PREVIOUS COMMITTEE/BOARD ACTION:

March 20, 2019 Board approved Resolution 2019-2239 Authorizing the Execution of a Professional Services Agreement with Serafin & Associates, Inc. for Public Affairs and Marketing Services

May 18, 2022 Finance Committee will be reviewing this proposed resolution

REVENUE OR FUNDING IMPLICATIONS:

This proposed Agreement will continue to provide services at the current annual cost of \$42,500 for the period of April 1, 2022 through March 31, 2023. This amount is fully supported by and included in the current budget.

STAKEHOLDER PROCESS:

Not applicable.

LEGAL REVIEW:

Legal counsel drafted this Agreement and required business terms are inserted.

ATTACHMENTS:

- Proposed Resolution 2022-2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates, Inc. for Public Affairs and Marketing Services
- Proposed Professional Services Agreement with Serafin and Associates, Inc.

ALTERNATIVES:

The Board can deny, modify, or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approves Resolution 2022- 2511; Authorizing the Execution of a Professional Services Agreement with Serafin & Associates, Inc. for Marketing and Communication Services at the May 18, 2022 Board meeting.

RESOLUTION 2022-2511

AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SERAFIN & ASSOCIATES INC. FOR MARKETING AND COMMUNICATIONS SERVICES

WHEREAS, the DuPage Airport Authority (“Authority”) has previously entered into Professional Services Agreements with Serafin and Associates Inc. (“Serafin”) for Marketing and Communications Services; and

WHEREAS, Serafin has performed these services in an exemplary manner and has exhibited the expertise to continue providing these services; and

WHEREAS, the Authority desires to enter into another Professional Services Agreement with Serafin for Marketing and Communication Services for a total not-to-exceed amount of \$42,500 for the period beginning April 1, 2022 and continuing through March 31, 2023; and

WHEREAS, the Authority has sufficient funds in the Budget to fund this Professional Services Agreement for Marketing and Communication Services with Serafin in the form attached hereto as Exhibit A; and

WHEREAS, the Authority deems it in the best interests of the Authority to enter into a Professional Services Agreement for Marketing and Communication Services with Serafin; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark doles to execute said Professional Services Agreement with Serafin and Associates, Inc. for one year, *nunc pro tunc*, to April 2022, a total not-to-exceed amount of \$42,500, with a one year option to be executed at the sole option of the Authority in the same amount and to take whatever steps necessary to effectuate the terms of said Agreement.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2511

CONSULTING AGREEMENT

This CONSULTING AGREEMENT (“Agreement”) is made and entered into effective April 1, 2022 between the DuPage Airport Authority (the “Authority”), an Illinois Special District, with its principal office at 2700 International Drive, Suite 200, West Chicago, Illinois, 60185, and Serafin & Associates, Inc., an Illinois corporation, with its principal office at 409 W. Huron St., Suite 600, Chicago, Illinois, 60654 (“Consultant”).

WHEREAS, Consultant has acquired considerable experience and knowledge in communication services; and

WHEREAS, the Authority desires to obtain the benefit of Consultant’s experience and knowledge through the receipt of consulting and advisory services from Consultant; and

WHEREAS, Consultant is willing to provide consulting services to the Authority pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Consulting Services. Consultant hereby agrees to act as a consultant to the Authority and agrees to render consulting and advisory services and the provision of strategic marketing and communication services, including but not limited to the production of marketing materials and press releases, coordination of events and advising the Authority in dealing with the media and the public to promote the benefits of the Authority to the aviation industry and the community. Said services will be performed by Consultant in a professional manner. Consultant shall not be required to devote any specific number of hours as long as it performs its duties as required under this Agreement.

2. Relationship of Parties. The parties hereto agree that Consultant is being retained as an independent contractor, and that it shall not be entitled to participate in any plans, arrangements or distributions or other fringe benefits provided by the Authority which may from time to time be made available to its employees. Consultant shall be free to provide services to and be employed by persons other than the Authority. Consultant shall have no authority or obligation to represent or act as an agent of the Authority.

3. Payment. (a) In consideration of the services provided by Consultant hereunder, the Authority agrees to pay Consultant a monthly fee of \$3,541.67 to cover all professional consulting time. The amount of this Agreement shall not exceed \$42,500.00 during the Term unless modified in writing and approved by the Authority’s Board of Commissioners.

(b) All of Consultant’s expenses, including mileage, are included within the payments made under Paragraph 3(a) above. Any additional expenses must be approved in writing by the Authority’s Executive Director.

(c) Consultant will invoice the Authority with payment to be made to Serafin & Associates, Inc., 409 W. Huron St., Suite 600, Chicago, Illinois, 60654. Payments shall be made in accordance with the Illinois Prompt Payment Act.

4. Term. This Agreement shall commence on April 1, 2022 and end on March 31, 2023 subject to one (1) one (1) year extension contingent upon the future appropriations of the Authority and the sole discretion of the Authority, unless earlier terminated in accordance with the provisions of Section 5 hereof.

5. Termination. This Agreement may be terminated in the following manner:

(a) Mutual Agreement: The parties may mutually agree to terminate this Agreement at any time.

(b) Unilateral Termination. Either party may terminate this Agreement upon thirty (30) days' written notice, with no further obligation, other than to pay such fees and expenses that would have accrued up to and through the thirty (30) day notice period plus outstanding expenses incurred prior to the notice of termination.

(c) Satisfactory Performance. The Authority may terminate this Agreement at any time upon Consultant's failure to satisfactorily perform a material component of the Agreement in the Authority's sole interpretation and discretion.

6. Assignment. This Agreement shall be binding upon and inure to the benefit of and be enforceable by the respective successors and permitted assigns of the parties hereto. Neither party may assign or delegate any of its rights or obligations hereunder without the prior written consent of the other party.

7. Insurance/Hold Harmless. To the fullest extent permitted by law, Consultant and any subordinate subcontractors shall indemnify, protect, defend and hold harmless the Authority, its officers, employees, servants and agents, from and against all claims, suits, judgments, costs, losses, expenses (including attorney's fees) and liabilities of whatsoever kind or nature arising out of: (1) damage to property or injury or death to person caused in whole or in part by Consultant, its subordinate subcontractors, employees or agents; (2) any infringement (actual or claimed) of any patents, copyrights, trade secrets or trade names by reason of any work to be performed by Consultant under this Agreement or by reason of anything to be supplied by the Consultant pursuant to this Agreement; (3) failure of Consultant in any way to comply with the requirements of the Fair Labor Standards Act, as amended, and all other applicable federal, state or local statutes, laws, ordinances, rules, regulations or orders (with all of which Consultant agrees to fully comply); and (4) breach by Consultant of any covenants, agreements, warranties, or representations made by it in this Agreement. The Authority shall also hold Consultant harmless for any breach by the Authority of any covenants, agreements, warranties or representations made by it in this Agreement.

Consultant and any approved subordinate subcontractors shall at all times carry at its own expense Workmen's Compensation Insurance and Employer's Liability Insurance in accordance

with the provisions of the laws of the State of Illinois. The Consultant shall also carry at its own expense policies of General Liability Insurance with an aggregate limit of \$1,000,000.00.

Consultant agrees to indemnify and save harmless the Authority from all claims, losses, expenses or liability against the payment of any and all taxes incurred by Consultant.

8. Conflict of Interest. Consultant covenants that it presently has no interest, and shall not acquire an interest, directly or indirectly, which would conflict in any manner or degree with its performance under this Agreement.

9. Notice. Any notice or other communication required or desirable under this Agreement shall be deemed properly given if delivered personally or sent by certified mail, postage prepaid, return receipt requested, or sent by a recognized overnight courier service to the parties at the addresses set forth in the first paragraph of this Agreement. Each such notice shall be deemed served on the date of delivery if such notice is personally delivered or sent by overnight courier or three (3) days after mailing if sent by mail. Notices shall, unless another address is specified in writing, be sent to the address indicated above.

10. Severability. In the event that any provision or portion of this Agreement shall be determined to be invalid or unenforceable for any reason, the remaining provisions and portions of this Agreement shall be unaffected thereby and shall remain in full force and effect to the fullest extent permitted by law.

11. Entire Agreement. Except as otherwise noted herein, this Agreement constitutes the entire agreement between the parties concerning the subject matter hereof and supersedes all prior and contemporaneous agreements, if any, between the parties relating to the subject matter hereof.

12. Controlling Law and Venue. The terms of this Agreement shall be construed and governed in accordance with the internal laws, but not the laws of conflicts, of the State of Illinois. The parties agree that any action arising out of this Agreement shall be adjudicated in the Eighteenth Judicial Circuit, DuPage County, Illinois.

IN WITNESS WHEREOF the parties hereto have executed this Agreement, personally and as corporate officers thereunto duly authorized on the day and year first set forth above.

SERAFIN & ASSOCIATES, INC.

DUPAGE AIRPORT AUTHORITY

By: _____
Thom M. Serafin, President

By: _____
Mark Doles, Executive Director



TO: Board of Commissioners

FROM: Mark Doles
Executive Director

RE: Request for Authorization to Negotiate a Guaranteed Maximum (GMAX) Design-Build Contract for Hangar Construction

DATE: May 12, 2022

SUMMARY:

In support of the 2022 capital project to utilize the Design-Build process to construct a 48,000 SF, 2-Bay tenant hangar with office space, staff utilized a two-phase procurement process to select a design-build firm for this project. A Request for Qualifications for Design-Build firms was advertised, and nine submittals were received and evaluated. The Board authorized working with the top four ranked firms to obtain estimated construction costs. Further, the Board authorized up to a \$3,000 stipend per firm for their efforts. Upon review of the submittals from the proposers a single Design-Build firm was to be selected to negotiate a final Guaranteed-Maximum (“GMAX”) Design-Build Contract.

The four firms selected to submit construction estimates were as follows:

- Ghafari
- Harbour Contractors, Inc.
- Morgan Harbour Construction, LLC
- VJS Lincoln, Inc.

Three submittals were received. Ghafari declined to submit the day before proposals were due.

The timeline for this process is described below:

- January 28, 2022 A Request for Qualifications (“RFQ”) solicitation was advertised in the Daily Herald newspaper and DuPage Airport Authority website.
- February 15, 2022 Statements of Qualifications were received from the following nine (9) firms: Accel Construction Services Group, LLC, Chapple Design-Build, Concrete Structures of the Midwest, Inc., Cordogan Clark, Ghafari, Harbour Contractors, Inc., Morgan Harbour Construction, LLC, VJS Lincoln, Inc. and The Whiting Turner Contracting Company.

- February 15, 2022 An evaluation panel appointed by the Executive Director reviewed the Statements of Qualifications based on the following evaluation criteria: experience, capacity & ability to perform the project, project approach, and project team.
- March 2, 2022 The evaluation panel shortlisted the firms of Ghafari Associates, LLC, Harbour Contractors, Inc., Morgan Harbour Construction, LLC and VJS Lincoln, Inc. to proposals for review and consideration by the evaluation panel.
- March 9, 2022 Board authorized staff to request GMAX construction estimates from four shortlisted firms.
- April 28, 2022 GMAX construction estimates due from shortlisted firms.
- May 18, 2022 Regular Board Meeting – staff requests authorization to negotiate a GMAX Design-Build Contract for hangar construction.

REVENUE OR FUNDING IMPLICATIONS:

GMAX estimates submitted by the shortlisted Design-Build firms are as follows:

	GMAX Estimate	Est. Total Schedule and (Construction days)
Engineer’s Estimate	\$19,128,904	
VJS Lincoln, Inc.	\$18,414,818	717 / (290)
Morgan Harbour Construction, LLC	\$18,466,925	397 / (188)
Harbour Contractors, Inc.	\$16,683,906	404 / (255)

Airport staff and our consultant, Jacobs/CH2M (Jacobs), reviewed the submittals. Further, an interview and detailed review of the submittal from Harbour Contractors, Inc. was performed directly with the contractor. After that review, Jacobs recommended proceeding to negotiate a final Design-Build Contract with Harbour Contractors, Inc.

2022 Capital Budget	\$19,150,000
Shortlisted Firm Stipend to Prepare GMAX Price Estimates	(\$9,000)
Design-Build Contract: Tenant Hangar Construction	(\$16,683,906)
Owner’s Contingency (6%)	(\$1,000,000)
CH2M Task Order Construction Phase Services est.	(\$404,000)
Remaining Budgeted Funds	\$1,053,094

Staff performed an analysis based upon the following conservative assumptions:

- Estimated final construction cost of \$17,518,000 (est. GMAX plus 5%)
- Final construction cost, 100% financed with a 30-year amortization at 2.5%
- Net Present Value calculation with a minimum rate of return at 2.5%
- Estimated market rent obtained in full by year 3, with 2.0% increase per year
- Estimated net fuel revenue from tenancy increasing to \$300,000 annually in year 5 and only increasing 1.0% per year thereafter

This analysis showed a possible 2.17% to 4.1% return on initial investment over a 30-year period and 3.5% to 5.5% return with residual value of the building at 90% of original construction cost.

Positive cash flow can be attained in year 4 and net positive cashflow starts in year 10.

Based upon analysis, payback could be 18.1 years.

Upon receipt of a final negotiated GMAX contract cost, an additional analysis will be completed prior to consideration of the contract by the Board.

RECOMMENDATION:

The Executive Director and staff request a motion be approved that provides the Board's concurrence to negotiate a GMAX Design-Build Contract with Harbour Contractors, Inc. for consideration of approval at the June 15, 2022 scheduled meeting.



TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating

DATE: May 10, 2022

SUMMARY:

The Airport Authority’s 2022 Capital Budget includes a project to recoat approximately 19,550 square feet of hangar flooring at 1955 Aviation Avenue and selective areas in South High Tail Hangar Bay 4 at 2722 International Drive.

A solicitation for sealed bids was advertised in the February 7, 2022 edition of the *Daily Herald Newspaper*. A mandatory pre-bid meeting was held at 10:00 a.m. on February 16, 2022. Seven (7) sealed bids were received and opened at 2:30 p.m. on February 25, 2022. Bid results are as follows:

Bidder	Total Construction Cost
*Red Feather Group Glenview, IL	\$40,465
Futurity 19, Inc. Hinsdale, IL	\$62,400
Artlow Systems Carol Stream, IL	\$63,735.20
CCI Flooring Crest Hill, IL	\$103,800
Tiles in Style South Holland, IL	\$113,125
Blinderman Construction Chicago, IL	\$117,000
Menconi Terrazzo Bensenville, IL	\$132,750

*Red Feather Group is not responsive to bid specifications.

Upon evaluation of the bids, it is apparent that Futurity 19, Inc. is the low, responsive and responsible bidder. Staff conducted a scope of work interview with Futurity 19 and confirmed full compliance with project specifications. Futurity 19 has performed quality work for the Authority in the past and received positive references for completion of similar projects.

PREVIOUS COMMITTEE/BOARD ACTION:

May 18, 2022 Capital Development, Leasing and Customer Fees Committee – this item is being reviewed by the Committee.

REVENUE OR FUNDING IMPLICATIONS:

2022 Capital Budget	\$145,000
Futurity 19, Inc. Construction Cost	(\$62,400)
Owner's Contingency 10%	(\$6,240)
	\$76,360

STAKEHOLDER PROCESS:

None.

LEGAL REVIEW:

Legal counsel has previously drafted the A101-2017 Standard Form of Agreement Between Owner and Contractor and the A201-2017 General Conditions of the Contract for Construction.

ATTACHMENTS:

- Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating.
- Statement of Political Contributions.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2512; Award of Contract to Futurity 19, Inc. for Aircraft Hangar Epoxy Floor Coating.

RESOLUTION 2022-2512

AWARD OF CONTRACT TO FUTURITY 19, INC. FOR AIRCRAFT HANGAR EPOXY FLOOR COATING

WHEREAS, the DuPage Airport Authority (“Authority”), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority has solicited sealed bids for the epoxy recoating of aircraft hangar floors at 1955 Aviation Avenue and 2722 International Drive (the “Project”); and

WHEREAS, the Authority received and reviewed seven (7) sealed bids for the Project on February 25, 2022; and

WHEREAS, it is apparent that Futurity 19, Inc. is the low, responsive and responsible bidder for a total cost of \$62,400; and

WHEREAS, the Board of Commissioners of the Authority hereby deems it to be in the best interests of the Authority to enter into a Contract with Futurity 19, Inc. for completion of the Project at a total cost not-to-exceed \$68,640, which includes a 10% owner’s contingency; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles, to execute said Contract with Futurity 19, Inc. for completion of the Project at a total cost not-to-exceed \$68,640 and to take whatever steps necessary to effectuate the terms of said Contract.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2512

**DUPAGE AIRPORT AUTHORITY
EPOXY HANGAR FLOORS
SOLICITATION NO. 2022-0211**

STATEMENT OF POLITICAL CONTRIBUTIONS

Futurity 19, Inc

 (name of entity or individual)

3 Grant Square #310
 Hinsdale, IL 60521

 (address of entity or individual)

1. List the name and office of every elected official, as that term is defined in the DuPage Airport Authority's Procurement Policy, whom a contribution, exceeding \$150.00 total, was made to in the 24 months preceding the execution of this form. For each elected official, provide, in the space provided, the date of the contribution(s), the amount of the contribution(s) and the form of the contribution(s). If additional space is needed, please attach a separate sheet of paper containing a full and complete list.

Elected Official	Office	Date	Amount	Form
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

NOTE: If this statement of political contributions is being made on behalf of a business entity or other type of organization, a separate, additional, statement of political contributions may be required by the DuPage Airport Authority. When making this statement of political contributions in an individual capacity, you must include contribution(s) made by your spouse and dependant children. See pages 11-13 of the Procurement Policy of the DuPage Airport Authority for said requirements.

VERIFICATION:

"I declare that this statement of political contributions (including any accompanying lists of contributions) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of my (or the entities) political contributions as required by the Procurement Policy of the DuPage Airport Authority. Further, by signing this document I authorize the DuPage Airport Authority to disclose this information as it sees fit."

2/16/2022

 (date)



 (signature)

Vice President

 (title of signer, if a business)



TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement

DATE: May 10, 2022

SUMMARY:

The Airport Authority’s 2022 Capital Budget includes a project to replace a 15-ton HVAC rooftop unit serving the kitchen at the Prairie Landing Clubhouse; in addition to replacing the furnace/air conditioning unit at the Prairie Landing Maintenance Building. Both units are beyond their useful service life.

A solicitation for sealed bids was advertised in the April 18, 2022 edition of the *Daily Herald Newspaper*. A mandatory pre-bid meeting was held at 2:00 p.m. on April 25, 2022. Three (3) sealed bids were received and opened at 2:30 p.m. on May 6, 2022. Bid results are as follows:

Bidder	Total Construction Cost
Cahill Heating and Air Conditioning Service, Inc. Lake Bluff, IL	\$34,750
Core Mechanical, Inc. Chicago, IL	\$43,435
K.C.W. Environmental Conditioning, Inc. Carol Stream, IL	\$44,362

Upon evaluation of the bids, it is apparent that Cahill Heating and Air Conditioning Service is the low, responsive and responsible bidder. Staff conducted a scope of work interview with Cahill and confirmed full compliance with project specifications. Cahill Heating and Air Conditioning received positive references for completion of similar projects.

PREVIOUS COMMITTEE/BOARD ACTION:

May 18, 2022 Capital Development, Leasing and Customer Fees Committee – this item is being reviewed by the Committee.

REVENUE OR FUNDING IMPLICATIONS:

2022 Capital Budget	\$51,560
Cahill Heating and Air Conditioning Service, Inc. Construction Cost	(\$34,750)
Owner's Contingency 10%	(\$3,475)
	\$13,335

STAKEHOLDER PROCESS:

None.

LEGAL REVIEW:

Legal counsel has previously drafted the A101-2017 Standard Form of Agreement Between Owner and Contractor and the A201-2017 General Conditions of the Contract for Construction.

ATTACHMENTS:

- Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement.
- Statement of Political Contributions.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2513; Award of Contract to Cahill Heating and Air Conditioning Service, Inc. for HVAC RTU and Furnace/AC Replacement.

RESOLUTION 2022-2513

**AWARD OF CONTRACT TO CAHILL HEATING AND AIR CONDITIONING SERVICE, INC.
FOR HVAC RTU AND FURNACE/AC REPLACEMENT**

WHEREAS, the DuPage Airport Authority (“Authority”), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority has solicited sealed bids for an HVAC RTU Replacement at the Prairie Landing Golf Course Clubhouse and Furnace/AC Replacement at the Prairie Landing Golf Course Maintenance Building (the “Project”); and

WHEREAS, the Authority received and reviewed three (3) sealed bids for the Project on May 6, 2022; and

WHEREAS, it is apparent that Cahill Heating and Air Conditioning Service, Inc. is the low, responsive and responsible bidder for a total cost of \$34,750; and

WHEREAS, the Board of Commissioners of the Authority hereby deems it to be in the best interests of the Authority to enter into a Contract with Cahill Heating and Air Conditioning Service, Inc. for completion of the Project at a total cost not-to-exceed \$38,225, which includes a 10% owner’s contingency; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles, to execute said Contract with Cahill Heating and Air Conditioning Service, Inc. for completion of the Project at a total cost not-to-exceed \$38,225 and to take whatever steps necessary to effectuate the terms of said Contract.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2513

**DUPAGE AIRPORT AUTHORITY
HVAC RTU AND FURNACE/AC REPLACEMENT
SOLICITATION NO. 2022-0415**

STATEMENT OF POLITICAL CONTRIBUTIONS

CAHILL HEATING AND AIR CONDITIONING SERVICE, INC.
(name of entity or individual)

28983 HERKY DR.
LAKE BLUFF, IL 60044
(address of entity or individual)

1. List the name and office of every elected official, as that term is defined in the DuPage Airport Authority's Procurement Policy, whom a contribution, exceeding \$150.00 total, was made to in the 24 months preceding the execution of this form. For each elected official, provide, in the space provided, the date of the contribution(s), the amount of the contribution(s) and the form of the contribution(s). If additional space is needed, please attach a separate sheet of paper containing a full and complete list.

Elected Official	Office	Date	Amount	Form
NONE				

NOTE: If this statement of political contributions is being made on behalf of a business entity or other type of organization, a separate, additional, statement of political contributions may be required by the DuPage Airport Authority. When making this statement of political contributions in an individual capacity, you must include contribution(s) made by your spouse and dependant children. See pages 11-13 of the Procurement Policy of the DuPage Airport Authority for said requirements.

VERIFICATION:

"I declare that this statement of political contributions (including any accompanying lists of contributions) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of my (or the entities) political contributions as required by the Procurement Policy of the DuPage Airport Authority. Further, by signing this document I authorize the DuPage Airport Authority to disclose this information as it sees fit."

5-5-22
(date)


(signature)

PRESIDENT / CEO
(title of signer, if a business)



TO: Board of Commissioners

FROM: Dan Barna
Operations and Capital Program Manager

THROUGH: Mark Doles
Executive Director

RE: Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement

DATE: May 10, 2022

SUMMARY:

The Airport Authority’s 2022 Capital Budget includes a project to replace fire alarm panels and related strobes, horns, sensors and wiring at 3N020 Powis Road (SE Hangar) and 3N060 Powis Road (ATP Hangar). The existing systems are more than 30 years old and no longer supported if failure occurs. In addition, the existing systems are zoned and need to be addressable pursuant to local fire code.

A solicitation for sealed bids was advertised in the April 18, 2022 edition of the *Daily Herald Newspaper*. A mandatory pre-bid meeting was held at 10:00 a.m. on April 25, 2022. Two (2) sealed bids were received and opened at 2:00 p.m. on May 6, 2022. Bid results are as follows:

Bidder	Total Construction Cost 3N020 Powis Road and 3N060 Powis Road
Anchor Electric Corporation Carol Stream, IL	\$75,300
Correct Electric, Inc. Newark, IL	\$82,887

Upon evaluation of the bids, it is apparent that Anchor Electric Corporation is the low, responsive and responsible bidder. Staff conducted a scope of work interview with Anchor Electric to confirm full compliance with project specifications. Anchor Electric Corporation received positive references for completion of similar work.

PREVIOUS COMMITTEE/BOARD ACTION:

May 18, 2022 Capital Development, Leasing and Customer Fees Committee – this item is being reviewed by the Committee.

REVENUE OR FUNDING IMPLICATIONS:

2022 Capital Budget	\$71,500
2022 Capital Contingency	\$14,065
Design and Permit	(\$2,735)
Anchor Electric Construction Cost	(\$75,300)
Owner's Contingency (10%)	(\$7,530)
	\$0

STAKEHOLDER PROCESS:

No stakeholders have been identified at this time.

LEGAL REVIEW:

Legal counsel has previously drafted the A101-2017 Standard Form of Agreement Between Owner and Contractor and the A201-2017 General Conditions of the Contract for Construction.

ATTACHMENTS:

- Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement.
- Statement of Political Contributions.

ALTERNATIVES:

The Board can deny, modify or amend this issue.

RECOMMENDATION:

It is the recommendation of the Executive Director and Staff that the Board approve Proposed Resolution 2022-2514; Award of Contract to Anchor Electric Corporation for Fire Alarm System Replacement.

RESOLUTION 2022-2514

AWARD OF CONTRACT TO ANCHOR ELECTRIC CORPORATION FOR FIRE ALARM SYSTEM REPLACEMENT

WHEREAS, the DuPage Airport Authority (“Authority”), DuPage County, Illinois is a duly authorized and existing Airport Authority under the laws of the State of Illinois; and

WHEREAS, the Authority has solicited sealed bids for a Fire Alarm System Replacement at 3N060 Powis Road and 3N020 Powis Road (the “Project”); and

WHEREAS, the Authority received and reviewed two (2) sealed bids for the Project on May 6, 2022; and

WHEREAS, it is apparent that Anchor Electric Corporation is the low, responsive and responsible bidder for a total cost of \$75,300; and

WHEREAS, the Board of Commissioners of the Authority hereby deems it to be in the best interests of the Authority to enter into a Contract with Anchor Electric Corporation for completion of the Project at a total cost not-to-exceed \$82,830, which includes a 10% owner’s contingency; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles, to execute said Contract with Anchor Electric Corporation for completion of the Project at a total cost not-to-exceed \$82,830 and to take whatever steps necessary to effectuate the terms of said Contract.

This resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2514

**DUPAGE AIRPORT AUTHORITY
FIRE ALARM REPLACEMENT
SOLICITATION NO. 2022-0414**

STATEMENT OF POLITICAL CONTRIBUTIONS

Anchor Electric Corporation
(name of entity or individual)

291 E St. Charles Rd.
Carol Stream, IL 60188

(address of entity or individual)

1. List the name and office of every elected official, as that term is defined in the DuPage Airport Authority's Procurement Policy, whom a contribution, exceeding \$150.00 total, was made to in the 24 months preceding the execution of this form. For each elected official, provide, in the space provided, the date of the contribution(s), the amount of the contribution(s) and the form of the contribution(s). If additional space is needed, please attach a separate sheet of paper containing a full and complete list.

Elected Official N/A	Office N/A	Date N/A	Amount N/A	Form N/A
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

NOTE: If this statement of political contributions is being made on behalf of a business entity or other type of organization, a separate, additional, statement of political contributions may be required by the DuPage Airport Authority. When making this statement of political contributions in an individual capacity, you must include contribution(s) made by your spouse and dependant children. See pages 11-13 of the Procurement Policy of the DuPage Airport Authority for said requirements.

VERIFICATION:

"I declare that this statement of political contributions (including any accompanying lists of contributions) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of my (or the entities) political contributions as required by the Procurement Policy of the DuPage Airport Authority. Further, by signing this document I authorize the DuPage Airport Authority to disclose this information as it sees fit."

5/6/2022 Karl Burgener President
(date) (signature) (title of signer, if a business)

MEMORANDUM

TO: DuPage Airport Authority Board of Commissioners

FROM: Phillip A. Luetkehans
Brian J. Armstrong

SUBJECT: ComEd Utility Easement

DATE: May 6, 2022

Commonwealth Edison Company (“ComEd”) has requested an easement to install new underground power lines from an existing transformer to the hightail hangar.

The easement will permit ComEd to tie into an existing transformer to serve the hangar. The cables will be installed underground and will be installed via directional boring. The form of the Utility Easement is the DuPage Airport Authority form and is similar to easements previously entered into with ComEd and other utilities. The agreement includes the normal lien, restoration, and indemnity provisions that we require in any easement agreement granted by the DuPage Airport Authority. Additionally, ComEd is self-insured. ComEd has provided a self-insured letter indicating they meet the insurance requirements. The Authority has accepted these self-insured letters from ComEd in the past.

ComEd has already approved and executed the Easement. We recommend approval of the Easement.

RESOLUTION 2022-2515

AUTHORIZING THE EXECUTION OF A UTILITY EASEMENT BETWEEN THE DUPAGE AIRPORT AUTHORITY AND COMMONWEALTH EDISON FOR THE PROPERTY LOCATED AT 2715 INTERNATIONAL DRIVE

WHEREAS, the DuPage Airport Authority (the “Authority”) is an Illinois Special District that owns the real property commonly known as 2715 International Drive, West Chicago, IL (the “Property”); and

WHEREAS, Commonwealth Edison desires to provide supplemental electric service to the Property and, therefore, desires to install cables and other related equipment to be able to provide supplemental electric service to the Property; and

WHEREAS, Commonwealth Edison desires a permanent Utility Easement over the Property to install and maintain the equipment; and

WHEREAS, the Authority deems it to be in the best interest of the Authority to grant Commonwealth Edison the Utility Easement attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director, Mark Doles to execute the Utility Easement with the terms as set forth in the attached Exhibit A, and to take whatever steps necessary to effectuate the terms of the Utility Easement.

This Resolution shall be in full force and effective immediately upon its adoption and approval.

Karyn M. Charvat	_____	Gina R. LaMantia	_____
Juan E. Chavez	_____	Michael V. Ledonne	_____
Joshua S. Davis	_____	Donald C. Sharp	_____
Herbert A. Getz	_____	Daniel J. Wagner	_____
Anthony M. Giunti Jr.	_____		

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May 2022.

CHAIRMAN

(ATTEST)

SECRETARY

RESOLUTION 2022-2515

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (“Agreement”) is made as of this ____ day of _____, 2022 by and between the DuPAGE AIRPORT AUTHORITY, an Illinois Special District (“GRANTOR”) and COMMONWEALTH EDISON COMPANY, an Illinois corporation (“GRANTEE”) (collectively the “Parties” or individually a “Party”), under the following circumstances:

FOR RECORDER'S USE ONLY

RECITALS

WHEREAS, GRANTEE desires to obtain an easement to construct, operate, repair maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, cable, conduits, manholes, transformers, pedestals and other facilities used in connection with underground transmission and distribution of electricity sounds and signals (collectively the “Facilities”), together with a right of access to the Facilities and the right from time to time to trim or remove trees, bushes and saplings to clear all obstructions for the surface and subsurface as may be required incident to the grant herein given on and under property owned by GRANTOR on the terms and conditions expressly set forth herein; and

WHEREAS, the GRANTOR now finds it necessary and convenient to grant said easement to GRANTEE, and GRANTEE finds it convenient to accept such grant of said easement from the GRANTOR;

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), the mutual agreements and covenants herein contained and other good and valuable consideration paid by GRANTEE to GRANTOR, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals.** The Recitals set forth above are incorporated herein by this reference and made a part hereof.

2. **Facilities Easement.** GRANTOR creates, declares, establishes and grants unto GRANTEE, its agents, successors, employees and any contractors GRANTEE may employ, a perpetual, non-exclusive easement for ingress and egress to, from, over, upon, under and across the property owned by Grantor legally described on attached Exhibit A and depicted on Exhibit B both attached hereto and made a part hereof (the "Easement Area") to: (i) construct, operate, repair maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, cable, conduits, manholes, transformers, pedestals and other facilities used in connection with the Facilities; and (ii) from time to time, to trim or remove trees, bushes and saplings to clear all obstructions for the surface and subsurface.

3. **Standard of Maintenance.** In connection with any entry by GRANTEE, its agents, successors, employees or any contractors GRANTEE may employ, as applicable, onto the Easement Area which will involve penetrating or moving the security fence surrounding the Grantor's property, it shall inform GRANTOR of its intention to perform any maintenance, repair, restoration, removal or replacement work and obtain GRANTOR'S permission for said work no less than three (3) full business days prior to the intended time of commencement of such work. Entry by GRANTEE onto the Easement Area which does not involve penetration of GRANTOR'S fence line shall not require advance notice to or permission from GRANTOR. GRANTEE, its agents, employees, licensees, contractors, assignees, or invitees shall exercise reasonable care

with performing and completing such maintenance, repair, restoration, removal or replacement so as to avoid damaging existing landscaping, utilities, improvements, structures, and infrastructure on GRANTOR's property and shall conduct such entry so as not to unreasonably interfere with the ordinary and reasonable use thereof. In the event there is damage, including but not limited to damage to existing grass, mulched materials and infrastructure, to GRANTOR's property due to the performance of such maintenance, repair, restoration or replacement work by GRANTEE, its agents, successors, employees or any contractors GRANTEE may employ, GRANTEE shall inform GRANTOR of such damage and within a reasonable timeframe thereafter complete the repair, maintenance, replacement, removal or restoration of any damaged property to that condition which existed prior to said damage by GRANTEE, its agents, employees, licensees, contractors, assignees, or invitees. If GRANTEE fails to diligently repair or restore such damage or complete the same as specified herein, GRANTOR may perform the repair or restoration and deliver notice of its costs of such to GRANTEE; and GRANTEE shall pay the same to GRANTOR within thirty (30) days of GRANTOR's delivery of such notice to GRANTEE; provided, however, that GRANTEE shall not be required to restore any damage done to any site improvements or landscaping constructed or installed by GRANTOR (or any party authorized by GRANTOR) in the Easement Area after the date of this Easement Agreement.

4. **Indemnity.** To the fullest extent permitted by Illinois law, GRANTEE, on behalf of itself, its agents, successors, assigns, employees or any contractors GRANTEE may employ, agrees to indemnify, defend and hold GRANTOR and its lessees, tenants, officers, directors, board members, employees and agents (collectively the "GRANTOR PARTIES") harmless for any and all loss of life, injury to persons or damage to real or personal property that may be sustained by the other or others, directly or indirectly, due to the acts or omissions of GRANTEE, its agents, successors, employees, assigns, designees or any contractors GRANTEE may employ, related to or arising from the rights, duties, or obligations under this Agreement. Notwithstanding anything to

the contrary contained herein, in no event shall any liability extend to (i) matters proximately caused by the negligent or willful misconduct of GRANTOR or any of the GRANTOR PARTIES, or (ii) matters that are directly related to the provision of electrical service by GRANTEE. GRANTEE's obligations under this Section shall survive the termination of this Agreement.

5. **Insurance.** GRANTEE shall comply with the terms of Exhibit C during the term of this Agreement.

6. **Liens.** GRANTEE shall not permit any mechanic's lien to stand against GRANTOR's property or funds for any labor or materials in connection with work of any character performed on GRANTOR's property at the direction of GRANTEE. In the event of any such lien attaching to GRANTOR's property or funds as a result of GRANTEE's work thereon, GRANTEE shall immediately have such lien either released, or if contested by GRANTEE, bonded over in the amount of one hundred percent (100%) of the claim and defend GRANTOR's interests against such lien pursuant to the provisions of Paragraph 4 above.

7. **Reservation.** GRANTOR reserves the right to use, and to allow others the right to use, the Easement Area in any manner that will not adversely affect or materially interfere with the exercise by GRANTEE of the rights herein granted. Further, GRANTOR retains the right to plant vegetation or driveways as may be necessary over portions of the Facilities Easement Area. GRANTOR shall erect no buildings on the Easement Area, unless the Facilities are relocated pursuant to the terms of Paragraph 8 hereof.

8. **Relocation.** GRANTOR reserves the right, at GRANTOR's sole cost and expense, to relocate from time to time the Easement Area and all of the GRANTEE's improvements located therein when such relocation is reasonably necessary to facilitate the construction of other improvements upon GRANTOR's property but not interfere with GRANTOR use. If GRANTOR exercises its relocation rights reserved in this Paragraph 8:

- (a) GRANTOR shall provide GRANTEE prior written notice of GRANTOR's intention to relocate the Easement Area and GRANTEE's improvements located therein;
- (b) Within a reasonable time after receipt by GRANTEE of such notice, GRANTOR and GRANTEE shall use their best efforts to identify the best possible site for the new easement;
- (c) Upon identification of the new easement area, GRANTOR and GRANTEE shall execute, acknowledge and record an amendment to this Agreement to reflect the relocation of the Easement Area and the termination of this Agreement as to that portion of the Easement Area relocated pursuant to this provision;
- (d) Within a reasonable time after the new easement has been identified, GRANTOR shall inform GRANTEE of the probable commencement and completion dates of the relocation work;
- (e) GRANTOR shall improve the new easement in the same manner as the original Easement Area, all at GRANTORs cost and expenses; and
- (f) Upon completion of all relocation work, GRANTOR and GRANTEE shall execute, acknowledge and record a partial release of this Agreement as to that portion of the Easement Area relocated pursuant to this provision.

9. **Successors.** The term "Grantor's Successors" shall mean and include each of GRANTOR's successors in title to the Easement Area or any part thereof or interest therein. The easements, rights and privileges herein granted to GRANTEE and reserved to GRANTOR, and all of the covenants and agreements of the parties herein:

- (a) are hereby declared to be, and shall be, easements, rights, covenants and agreements running with the land;

- (b) shall be binding upon, inure to the benefit of, and be enforceable in actions at law or in equity against, GRANTEE; and
- (c) shall be binding upon, inure to the benefit of, and be enforceable in actions at law or in equity by, GRANTOR and each of Grantor's Successors, but only during and/or with respect to such periods of time as GRANTOR, or each such Grantor's Successor, shall respectively own an interest in the Facilities Easement Area, or any part thereof.

10. Remedies and Attorneys' Fees. The parties agree that the venue for any litigation under or regarding this Agreement shall be the Circuit Court of the Eighteenth Judicial Circuit, DuPage County, Illinois, and the parties hereby consent to the personal jurisdiction of said court. In the event of a breach of any of the covenants contained herein, either Party or its successors may enforce the terms of this Agreement by appropriate action for damages and/or injunction and should any such Party prevail in such a proceeding, that Party shall recover, as part of its costs, all reasonable attorneys' fees and costs incurred therein from the non-prevailing Party.

11. Notices. Any and all notices or communications made in connection with this Agreement required to be delivered hereunder shall be deemed properly delivered when and if personally delivered, faxed, or mailed by registered mail or certified mail, return receipt requested, postage prepaid, to the Parties of their attorneys, as set forth below:

If to GRANTOR:

ATTN: Executive Director
DuPage Airport Authority
2700 International Drive, Suite
200 West Chicago, IL 60185

with a copy to:

Phillip A. Luetkehans, Esq.
Luetkehans, Brady, Garner &
Armstrong, LLC
105 East Irving Park Road
Itasca, IL 60143

If to GRANTEE:

Commonwealth Edison Company
Real Estate Services
Three Lincoln Centre, 4th Floor
Oakbrook Terrace, IL 60181

With a copy to:

Exelon Business Services Company,
LLC
10 South Dearborn St., 52nd
Fl.,
Chicago, IL 60603
Attn: Asst. General Counsel – Real
Estate

12. **Holidays and Weekends.** Wherever under the terms of this Agreement the time for performance falls upon a Saturday, Sunday or legal holiday, such time for performance shall be extended to the next business day.

13. **Controversies.** This Agreement, and all questions of interpretation, construction and enforcement hereof and all controversies hereunder shall be governed by the applicable statutory or common law provisions of the State of Illinois.

14. **Severance.** In the event any term or provision of this Agreement shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Agreement shall not be affected thereby and shall remain valid and in full force and effect.

15. **Captions and Titles.** The titles of the sections of this Agreement and the captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not to be used with the interpretation of the terms of this Agreement.

16. **Entirety.** This Agreement, its attachments and those agreements referenced herein embody the entire understanding between the Parties with respect to this Agreement.

17. **Amendments.** No extensions, changes, modifications or amendments to or of this Agreement, of any kind whatsoever, shall be valid unless made in writing and fully signed by the Parties with a finalized copy of the amendment distributed between the Parties.

18. **Exceptions.** The easement granted herein shall be subject to all covenants, easements and restrictions of record, building and zoning ordinances, resolutions and regulations, questions of survey, and rights of any parties which would be revealed by a physical inspection of the Easement Areas.

19. **Legal Authority.** Each Party represents that it has the legal power, right and authority to enter into this Agreement, consummate the transaction contemplated hereby and to execute and deliver all documents and instruments to be delivered hereunder. The Parties further warrant and represent that the execution and delivery of this Agreement is not prohibited by and will not conflict with any order, rule or regulation of any court or other governmental agency or official.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the day and in the year first written above.

GRANTOR:

DuPAGE AIRPORT AUTHORITY,
an Illinois Special District

By: _____

Its: _____

GRANTEE:

COMMONWEALTH EDISON COMPANY,
an Illinois corporation

By: Jamie Witz on behalf of Shemeka Witz

Its: Director of Real Estate

STATE OF ILLINOIS)
)
COUNTY OF DuPAGE) SS

I, undersigned, a Notary Public in an for an residing in said County and State, DO
HEREBY CERTIFY that _____ as _____ of the DUPAGE AIRPORT
AUTHORITY, an Illinois Special District, personally known to me to be the same person whose
name is subscribed to the foregoing instrument as such _____, appeared before me this day
in person and acknowledged and he/she signed and delivered said instrument as his/her own free
voluntary act and as the free and voluntary act of said airport authority.

GIVEN under my hand and notarial seal as of this _____ day of _____, 2022.

Notary Public

My Commission Expires: _____

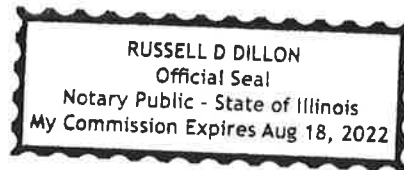
STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, undersigned, a Notary Public in and for the State of Illinois, DO HEREBY CERTIFY that LARRY WRTZ ^{ON BEHALF OF} ~~as~~ Director of the COMMONWEALTH EDISON COMPANY, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such ^{ON BEHALF OF} ~~as~~ Director appeared before me this day in person and acknowledged and he/she signed and delivered said instrument as his/her own free voluntary act and as the free and voluntary act of said corporation.

GIVEN under my hand and notarial seal as of this 29TH day of MARCH, 2022.


Notary Public

My Commission Expires: Aug. 18, 2022



PIN(S): 01-31-101-006

Common Address:
2715 INTERNATIONAL DRIVE, WEST CHICAGO, IL 60185

**This instrument prepared by
and after recording return to:**

Brian J. Armstrong, Esq.
Luetkehans, Brady, Garner & Armstrong, LLC
105 E. Irving Park Rd.
Itasca, IL 60143
630-760-4604



EXHIBIT A

CONSULTING. ENGINEERING. CONSTRUCTION.

JANUARY 31, 2022

21004883EX-02

01-31-101-006

NW 1/4 of SECTION 31, T. 40 N., R. 9 E. of 3rd P.M.

EXHIBIT A

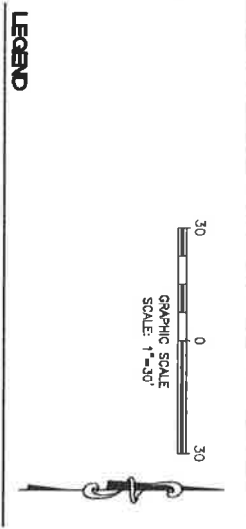
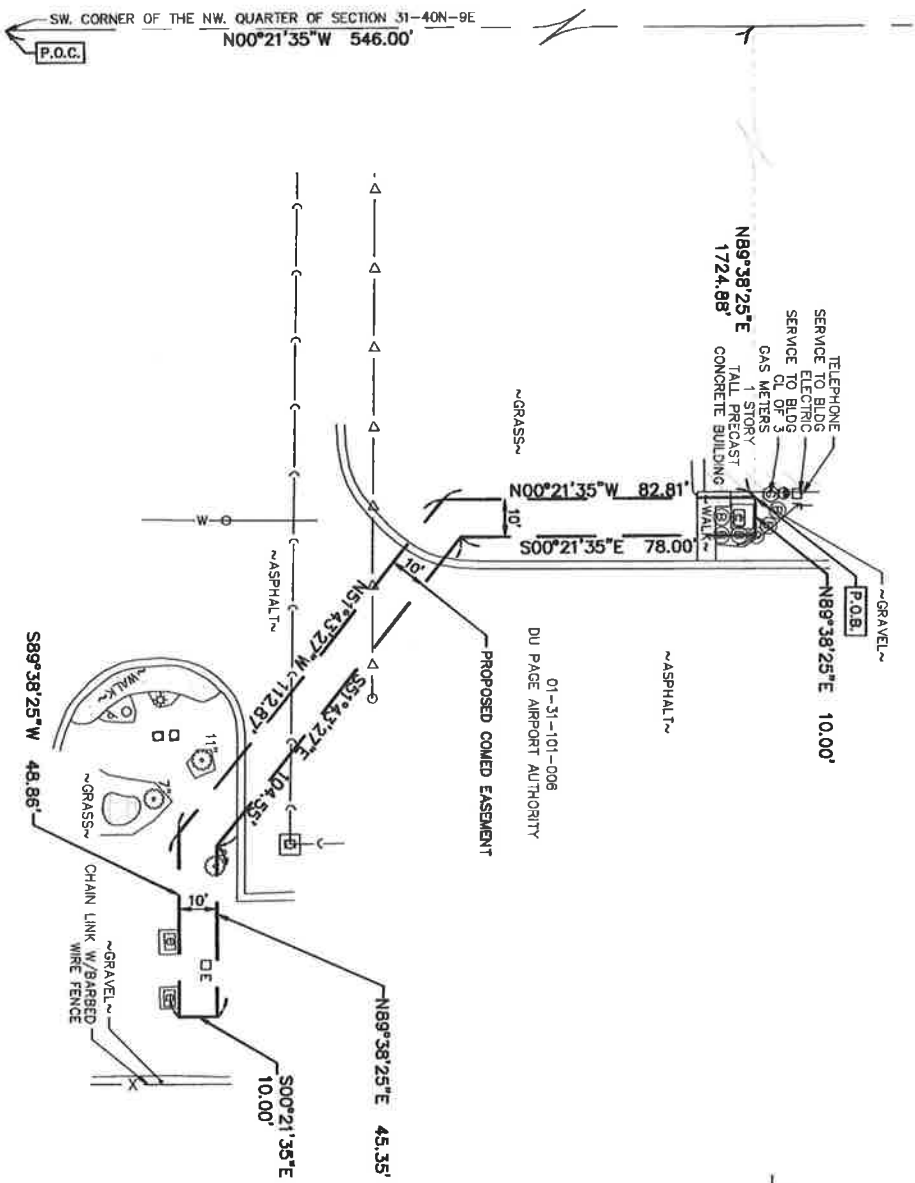
EASEMENT LEGAL DESCRIPTION:

A 10.00-FOOT STRIP IN THAT PART OF THE NORTHWEST QUARTER OF SECTION 31 IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 31; THENCE NORTH 00°21'35" WEST, 546.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89°38'25" EAST, 1724.88 FEET PERPENDICULAR TO SAID WEST LINE TO THE POINT OF BEGINNING; THENCE NORTH 89°38'25" EAST, 10.00 FEET CONTINUING ALONG SAID PERPENDICULAR LINE; THENCE SOUTH 0°21'35" EAST, 78.00 FEET PERPENDICULAR TO LAST DESCRIBED COURSE; THENCE SOUTH 51°43'27" EAST, 104.55 FEET; THENCE NORTH 89°38'25" EAST, 45.35 FEET; THENCE SOUTH 0°21'35" EAST, 10.00 FEET PERPENDICULAR TO LAST DESCRIBED COURSE; THENCE SOUTH 89°38'25" WEST, 48.86 FEET PERPENDICULAR TO LAST DESCRIBED COURSE; THENCE NORTH 51°43'27" WEST, 112.87 FEET; THENCE NORTH 0°21'35" WEST, 82.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.054 ACRES (2,362 SQUARE FEET) OF LAND MORE OR LESS.

EXHIBIT B
 PIN: 01-31-101-006
 SECTION 31, T40N, R9E OF 3RD P.M., WAYNE TOWNSHIP, DUPAGE COUNTY, ILLINOIS



LEGEND

- EXISTING DOWNSPOUT
- ⊙ EXISTING BOLLARD
- EXISTING TREE
- ⊖ EXISTING MANHOLE/CATCH BASIN
- ⊞ EXISTING ELECTRIC TRANSFORMER
- ⊞ EXISTING ELECTRIC RISER
- ⊞ EXISTING LIGHT POLE
- ⊞ EXISTING GAS METER
- ⊞ EXISTING FIBER OPTIC RISER
- ⊞ EXISTING SIGN
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- EXISTING FENCE
- EXISTING GRAVEL
- PROPOSED EASEMENT LINE
- EXISTING BRICK
- EXISTING CONCRETE
- EXISTING
- ADJOINING BOUNDARY & ROW LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- POINT OF COMMENCEMENT
- POINT OF BEGINNING

COMED
 An Edison Company

NICHOLAS L. RIETZGER, PLS
 LAND SURVEYING ADMINISTRATOR
 1 LINCOLN CENTER-13th FLOOR
 OMAHA, NEBRASKA, IL 60181
 CELL: (615)282-4945

PREPARED BY:
ATWELL
 1250 EAST DIEHL ROAD SUITE 300
 NAPERVILLE, IL 60563
 PHONE: (630)577-0800
 FAX: (630)577-0900
 DESIGN FROM #184-0058978

NO.	DATE	REVISIONS	DESCRIPTION
1	1/27/2013	ISSUED TO 10' EASEMENT AND PROPOSED 10' EASEMENT	

APPROVED BY:
 COMED ORDER #21-730, CONTRACT #01279553

PROJECT NO.: 21090293
 DRAWING NO.: 21090293-03
 SHEET NO.: 1 OF 1

EXHIBIT C



Exelon Corporation
BSC Insurance
2301 Market St., S21-1
Philadelphia, PA 19101
Phone: 215-841-5165

DuPage Airport Authority
2700 International Drive
West Chicago, IL 60185

January 13, 2022

Re: ComEd Insurance Compliance – DuPage Airport Authority

Please be advised that Exelon Business Services, LLC is covered under a self-insurance program maintained by its parent company, Exelon Corporation, and we will self-insure its obligations as they may arise. Exelon Business Services, LLC is thus hereby named as an insured to this program. The self-insurance program is more fully described as follows:

1. **Commercial General Liability** – Exelon Corporation maintains a self-insured retention of \$10 million per occurrence. We also maintain excess liability insurance above this self-insured retention.
2. **Automobile Liability** – Exelon is a qualified self-insurer in the State of Illinois for automobile liability.
3. **Workers' Compensation and Employer's Liability** – Exelon is a qualified self-insurer in the State of Illinois for all statutory benefits and employer's liability.
4. **Property Insurance** – Exelon Corporation maintains excess "all risk" property insurance on a replacement cost basis with a self-insured retention of \$10,000,000.
5. **Pollution Liability** - Exelon Corporation maintains a self-insured retention of \$10 million per occurrence. We also maintain excess liability insurance above this self-insured retention.

Exelon Corporation shall consider the above-described program of self-insurance to be continuous and shall provide at least thirty (30) days prior written notice of any cancellation to the addressee of this letter. This letter will also confirm that DuPage Airport Authority and its officers, agents or employees are added as additional insured under our self-insured program with respect to this agreement.

Should you have any questions, please contact me at (215) 841-4739.

Sincerely,

A handwritten signature in black ink that reads "E. Khan".

Elisa Khan
Senior Analyst, Insurance
Exelon Corporation

RESOLUTION 2022-2516

APPROVING THE EXECUTION OF A SECOND AMENDMENT TO VACANT LAND PURCHASE AGREEMENT WITH PATRIOT DEVELOPMENT GROUP, LLC

WHEREAS, the DuPage Airport Authority (the “Authority”) owns a certain approximate 30.6-acre parcel of real property south of Illinois Route 38 (the “Subject Property”) in fee simple interest; and

WHEREAS, on or about August 2, 2021, the Authority entered into a Vacant Land Purchase Agreement (the “Agreement”) with Patriot Development Group, LLC (“Patriot”) for the Subject Property; and

WHEREAS, on March 9, 2022, the Authority and Patriot entered into the First Amendment to the Agreement, which, *inter alia*, extended the due diligence period under the Agreement until May 23, 2022; and

WHEREAS, Patriot has requested a second extension of the due diligence period until September 23, 2022 to obtain governmental approvals for the project; and

WHEREAS, the Authority deems it in the best interests of the Authority and the general public to enter into the Second Extension to the Vacant Land Purchase Agreement for the Subject Property with Patriot, in the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, THAT: the Board of Commissioners of the DuPage Airport Authority hereby authorizes the Executive Director to execute the Second Amendment to Vacant Land Purchase Agreement with Patriot Development Group, LLC, attached hereto and made a part hereof as Exhibit A, and take whatever steps necessary to effectuate the terms of this Second Amendment to Vacant Land Purchase Agreement on behalf of the Authority.

This Resolution shall be in full force and effect immediately upon its adoption and approval.

Karyn M. Charvat _____
Juan E. Chavez _____
Joshua S. Davis _____
Herbert A. Getz _____
Anthony M. Giunti Jr. _____

Gina R. LaMantia _____
Michael V. Ledonne _____
Donald C. Sharp _____
Daniel J. Wagner _____

Passed and approved by the Board of Commissioners of the DuPage Airport Authority this 18th day of May, 2022.

CHAIRMAN

(ATTEST)

SECRETARY

EXHIBIT A

SECOND AMENDMENT TO VACANT LAND PURCHASE AGREEMENT

**SECOND AMENDMENT TO VACANT LAND
PURCHASE AGREEMENT**

This SECOND Amendment to the Vacant Land Purchase Agreement (this “Amendment”) is entered into effective as of May 18, 2022 (the “Effective Date”), by and among DuPage Airport Authority, an Illinois Special District (“Seller”), and Patriot Development LLC, an Illinois limited liability company (“Purchaser”).

RECITALS

WHEREAS, Seller and Purchaser entered into that certain Vacant Land Purchase Agreement dated effective as of August 4, 2021 (the “Purchase Agreement”), pursuant to which Purchaser agreed to purchase, and Seller agreed to sell, the land and improvements described therein; and

WHEREAS, Seller and Purchaser desire to amend the Purchase Agreement as set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Purchase Agreement is hereby amended as follows:

1. Definitions. Capitalized terms used, but not otherwise defined herein, shall have their respective meanings as set forth in the Purchase Agreement.

2. Paragraph 5. Due Diligence. Inspection Period. The Inspection Period defined in Paragraph 5(a) of the Vacant Land Purchase Agreement shall be extended until September 23, 2022.

3. Continuing Effectiveness. Except as expressly amended by this Amendment, the remaining terms, covenants, conditions, and provisions of the Purchase Agreement shall remain unchanged and in full force and effect, and the Purchase Agreement, as amended herein, shall constitute the full, true, and complete agreement between the parties.

4. Caption Headings. Caption headings in this Amendment are for convenience purposes only and are not to be used to interpret or define the provisions of this Amendment.

5. Successors and Assigns. This Amendment shall be binding upon and inure to the benefit of the parties, and their successors and assigns.

6. Severability. If any provision of this Amendment is held to be illegal, invalid or unenforceable under present or future laws effective during the term hereof, such provision shall be fully severable. This Amendment shall be construed and enforceable as if the illegal, invalid or unenforceable provision had never comprised a part of it, and the remaining provisions of this Amendment shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance here from. Furthermore, in lieu of such illegal, invalid

or unenforceable provision, there shall be added automatically as a part of this Amendment, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and legal, valid and enforceable.

7. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed an original instrument, but all such counterparts together shall constitute but one agreement. Delivery of an executed counterpart signature page by facsimile or electronic transmittal (PDF) is as effective as executing and delivering this Amendment in the presence of the other parties to this Amendment.

IN WITNESS WHEREOF, Seller and Purchaser have executed and delivered this Amendment effective as of the Effective Date.

SELLER:

DUPAGE AIRPORT AUTHORITY, an Illinois
Special District

By: _____
Name: _____
Title: _____

Attest:

By: _____
Name: _____
Title: _____

PURCHASER:

PATRIOT DEVELOPMENT GROUP, LLC, an
Illinois Limited Liability Company

By: _____
Name: _____
Title: _____

Proposed Resolution 2022-2517; Authorizing the Execution of a Vacant
Land Purchase Agreement with Greystar Development Central, LLC

Materials provided by Attorney Luetkehans Sent Under Separate Cover