

**DUPAGE AIRPORT AUTHORITY  
SPECIAL BOARD MEETING  
Tuesday, August 18, 2020**

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A Special Meeting of the DuPage Airport Authority Board of Commissioners convened at the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room on Tuesday, August 18, 2020, and was held as a virtual meeting. Chairman Davis called the Special Board Meeting to order at 8:00 a.m. and a quorum was present for the meeting.

**Commissioners Present:** Chavez, Davis, Donnelly, Getz, LaMantia, Ledonne, Posch, Sharp, Wagner. (Commissioner LaMantia was physically present for the meeting. All other board members attended the meeting virtually.)

**Commissioners Absent:** None

**DuPage Airport Authority Staff Present:** Mark Doles, Executive Director; Patrick Hoard, Director of Finance and Prairie Landing Golf Club; Dan Barna, Operations and Capital Program Manager, Pamela Miller, Executive Assistant and Board Liaison.

**Others in Attendance:** Phil Luetkehans, Luetkehans, Brady, Garner & Armstrong LLC.; Bruce Garner, Luetkehans, Brady, Garner & Armstrong LLC.

**Others in Attendance (Virtually):** Charles Canale, Colliers International; Representatives of the Colliers International Team.

**Members of the Press:**

None

**NEW BUSINESS**

**Proposed Resolution 2020-2363; Appointing Colliers International as Real Estate Broker for the Pheasant Run Golf Course.**

*Appoints Colliers International as the real estate broker for 94 acres of the former Pheasant Run Golf Course.*

Commissioner LaMantia requested this agenda item to be moved for discussion after the Executive Session and Chairman Davis agreed.

**Proposed Resolution 2020-2364; Approving the Execution of Non-Exclusive Access, Ingress and Egress Agreement with St. Charles Resort, LLC.**

*Provides for an access easement between the Authority's Pheasant Run parcel and Route 64.*

Executive Director Doles read into the record. Proposed Resolution 2020-2364.

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2020-2364, Approving the Execution of Non-Exclusive Access, Ingress, and Egress

Agreement with St. Charles Resort, LLC. subject to modification being made in the document by the legal team and staff. The **motion was seconded** by Commissioner Sharp. Commissioner LaMantia advised these modifications were for additional information to be added to the easement document for clarification and cleanup of language; there would be no changes in content. Discussion followed and the **motion was passed** by roll call vote (9-0).

**Proposed Resolution 2020-2365; Approving the Execution of an Amended Reciprocal Drainage and Sewer Easement Agreement with St. Charles Resort, LLC.**  
*Revises current easement agreement by modifying the sewer and drainage easements on the Pheasant Run parcel.*

Executive Director Doles read into the record. Proposed Resolution 2020-2365.

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2020-2365, Approving the Execution of an Amended Reciprocal Drainage and Sewer Easement Agreement with St. Charles Resort, LLC. subject to modifications made by the legal team and staff for clarification and language cleanup. The **motion was seconded** by Commissioner Sharp. After discussion, the **motion was passed** by roll call vote (9-0).

**Proposed Resolution 2020-2366; Approving the Execution of Non-Exclusive Access, Ingress and Egress Agreement with St. Charles Resort, LLC.**  
**(Release of Easement Agreement with St. Charles Resort, LLC.)**

*Releases cross-access easements between the Authority and St. Charles Resort related to the Pheasant Run property.*

Executive Director Doles read into the record. Proposed Resolution 2020-2366 and advised there was an error in the title of the resolution. The correct Resolution title reads as follows: *Approval of Release of Easement Agreement with St. Charles Resort, LLC.*

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2020-2366, Approval of Release of Easement Agreement with St. Charles Resort, LLC. subject to modifications made by the legal team and staff for clarification and language cleanup. The **motion was seconded** by Commissioner Sharp. Discussion followed and the **motion was passed** by roll call vote (8-0). Commissioner Chavez was absent for the vote.

**Proposed Resolution 2020-2367; Approving the Execution of a Third Amendment to the Vacant Land Purchase Agreement with Scannell.**

*Extends the period for Scannell to exercise its option on the approximately 18-acre Parcel 2 until December 7, 2021 in exchange for \$85,000 and other consideration.*

Executive Director Doles read into the record. Proposed Resolution 2020-2367.

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2020-2367, Approving the Execution of a Third Amendment to the Vacant Land Purchase Agreement with Scannell. The **motion was seconded** by Commissioner Sharp and after discussion, the **motion was passed** by roll call vote (8-0). Commissioner Chavez was absent for the vote.

**Proposed Resolution 2020-2368; Approving Amendments to the Development and Sign Plan for Seefried Industrial Properties, Inc.**

*Recommends approval to the City of West Chicago for a zoning variation seeking the allowance of four freestanding directional signs, in lieu of the maximum permitted one freestanding sign.*

Executive Director Doles read into the record. Proposed Resolution 2020-2368.

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2020-2368, Approving Amendments to the Development and Sign Plan for Seefried Industrial Properties, Inc. The **motion was seconded** by Commissioner Sharp.

Discussion followed and Attorney Luetkehans advised the Board previously approved this resolution, however, this specific variance was not listed at that time. Discussion followed and the **motion was passed** by roll call vote (8-0). Commissioner Chavez was absent for the vote.

**RECESS TO EXECUTIVE SESSION**

A **MOTION** was made by Commissioner LaMantia to recess to Executive Session for the discussion of setting of a price for sale or lease of property owned by the DuPage Airport Authority. The **motion was seconded** by Commissioner Sharp and was passed unanimously by roll call vote (9-0). The Special Board Meeting was recessed to Executive Session at 8:27 a.m. was reconvened at 8:53 a.m. Upon roll call, a quorum was present for the remainder of the Special Board Meeting.

**OTHER BUSINESS**

**Proposed Resolution 2020-2363; Appointing Colliers International as Real Estate Broker for the Pheasant Run Golf Course.**

*Appoints Colliers International as the real estate broker for 94 acres of the former Pheasant Run Golf Course.*

Executive Director Doles read into the record. Proposed Resolution 2020-2363.

A **MOTION** was made by Commissioner LaMantia to approve Proposed Resolution 2020-2363, Appointing Colliers International as Real Estate Broker for the Pheasant Run Golf Course. The **motion was seconded** by Commissioner Sharp. Attorney Luetkehans discussed the scope of the agreement and the proposed fee structure. Charles Canale of Colliers International described the Managed Sale Process to be utilized for marketing and sale of this property. Mr. Canale reviewed the Colliers team members and their experience: Anne Dempsey, Katalina Villalpando; Kevin O'Donnell and Meredith Klug of O'Donnell Commercial Real Estate Inc. Discussion followed. Commissioner Getz stated that Colliers International was selected after multiple meetings held by the Subcommittee and interviews with various strong industrial firms as well as advice from a representative from Pritzker Realty. He continued that all firms responded by submitting Request for Proposals (RFP), and all were extensive packages and the Subcommittee and staff reviewed each of these proposals. The Subcommittee is happy to recommend Colliers to the full Board. Discussion continued and the **motion was passed** by roll call vote (8-0). Commissioner Chavez was absent for the vote.

A **MOTION** was made by Commissioner LaMantia to adjourn the Special Meeting of the DuPage Airport Authority Board of Commissioners. The motion was seconded by Commissioner Sharp and **was passed** unanimously by voice vote; the meeting was adjourned at 9:10 a.m.



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Stephen L. Davis, Chairman

(ATTEST)



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Donald C. Sharp, Secretary