

PUBLIC NOTICE OF
REGULAR BOARD MEETING

DuPAGE AIRPORT AUTHORITY
BOARD of COMMISSIONERS

NOTICE IS HEREBY GIVEN, that the **Regular Meeting** of the Board of Commissioners of the DuPage Airport Authority, an Illinois Special District, is scheduled for **Wednesday, November 15, 2023 at 3:00 p.m.** The meeting will convene in the Third Floor Conference Room of the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois. A **Tentative Agenda** is attached and made a part hereof this Notice.



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

POSTED: November 10, 2023



DUPAGE AIRPORT AUTHORITY

**BOARD OF COMMISSIONERS
REGULAR MEETING
WEDNESDAY, NOVEMBER 15, 2023; 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**

APPROVAL OF MINUTES	TAB# 1	PAGE# 1
September 13, 2023	Internal Policy and Compliance Committee Meeting	
September 15, 2023	Golf Committee Meeting	
September 15, 2023	Finance, Budget, and Audit Committee Meeting	
September 15, 2023	Capital Development, Leasing, and Customer Fees Committee Meeting	
September 15, 2023	Regular Board Meeting	
November 3, 2023	Special Finance, Budget, and Audit Committee Meeting	
4. **DIRECTOR'S REPORT** **TAB# 2** **PAGE# 24**
5. **REVIEW OF FINANCIAL STATEMENTS** **TAB# 3** **PAGE# 32**
6. **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**

7. AIRPORT LAYOUT PLAN PRESENTATION

8. NEW BUSINESS

- a. Approving the 2024 Board and Committee Meeting Calendar.**

TAB# 4 PAGE# 46

- b. Proposed Ordinance 2023-388; Adopting the Tentative Budget and Appropriations Ordinance for the DuPage Airport Authority for the Fiscal Year beginning January 1, 2024 and Ending December 31, 2024.**

FINANCE TAB# 5 PAGE# 48

- c. Proposed Ordinance 2023-389; An Ordinance of the DuPage Airport Authority Levying Taxes for the Fiscal Year Beginning January 1, 2024 and Ending December 31, 2024.**

FINANCE TAB# 6 PAGE# 145

- d. Proposed Resolution 2023-2621; Authorizing the Execution of a DuPage County Joint Purchasing Contract with Al Warren Oil Company, Inc. for the Procurement of Gasoline and Diesel Fuel.**

Approves a joint purchasing contract for the as-needed procurement of gasoline and diesel fuel at \$0.0450 fixed markup on the daily published Oil Price Information Service low-rate benchmark.

FINANCE TAB# 7 PAGE# 153

- e. Proposed Resolution 2023-2622; Authorizing the Procurement of One (1) 2024 Ford T-350 Cargo Van from the State of Illinois Joint Purchasing Contract.**

Approves the procurement of one (1) 2024 Ford T-350 Cargo Van from the State of Illinois Joint Purchasing Contract for a total cost of \$62,802 F.O.B. DuPage Airport.

FINANCE TAB# 8 PAGE# 156

- f. Proposed Resolution 2023-2623; Authorizing the Execution of a Cash Farm Lease with Donald and Beth Young.**

Approves a three (3) year cash farm lease for 163 acres at \$357 per acre, \$58,191 annual rent.

CAPITAL TAB# 9 PAGE# 159

- g. Proposed Resolution 2023-2624; Authorizing the Execution of a Cash Farm Lease with Galusha Farm, LLC.**
Approves a one (1) year cash farm lease, subject to two (2) one-year extensions for 95 acres at \$125 per acre, \$11,875 annual rent.

CAPITAL **TAB# 10** **PAGE# 163**

- h. Proposed Resolution 2023-2625; Authorizing the Execution of a Cash Farm Lease with Jeff Laczynski.**
Approves a one (1) year cash farm lease, subject to two (2) one-year extensions for 25 acres at \$125 per acre, \$3,125 annual rent.

CAPITAL **TAB# 11** **PAGE# 167**

- i. Proposed Resolution 2023-2626; Authorizing the Execution of a Hangar and Office Lease Agreement with Exelon Business Services Company, LLC.**
Approves a seven (7) year lease agreement with Exelon Business Services Company, LLC.

CAPITAL **TAB# 12** **PAGE# 171**

- j. Proposed Resolution 2023-2627; Authorizing the Execution of an Office Lease Agreement with Luetkehans, Brady, Garner, & Armstrong, LLC.**
Approves a five (5) year lease with Luetkehans, Brady, Garner & Armstrong, LLC. with a five (5) year option.

CAPITAL **TAB# 13** **PAGE# 174**

- k. Proposed Resolution 2023-2628; Authorizing the Execution of a Design-Build Contract with Wight & Company for DuPage Flight Center Tenant Offices Build-Out.**
Approves a design-build contract for 3rd floor Flight Center tenant offices build-out for a guaranteed maximum price not-to-exceed \$1,603,291, which includes a \$20,000 owner's contingency.

CAPITAL **TAB# 14** **PAGE# 178**

- l. Proposed Resolution 2023-2629; Authorizing the Execution of an Option Agreement with BAP Power Corporation DBA Cenergy Power for a Ground Lease for a Solar Array Facility.**
Approves an option agreement for one-hundred eighty (180) days with BAP Power Corporation DBA Cenergy Power with a potential ninety (90) day extension for the possible ground lease and development of a solar array facility.

CAPITAL **TAB# 15** **PAGE# 182**

- m. Proposed Resolution 2023-2630; Authorizing the Execution of Non-Exclusive Temporary Construction Easements and Non-Exclusive Permanent Stormwater Facility and Management Easement Agreements.**

Approves both temporary construction and permanent stormwater easements to support the reconstruction and upgrade of Kautz Road.

CAPITAL **TAB# 16** **PAGE# 193**

- n. Proposed Resolution 2023-2631; Authorizing the Execution of the Seventh Amendment to Vacant Land Purchase Agreement with BI Developer LLC.**

CAPITAL **TAB# 17** **PAGE# 217**

- o. Proposed Resolution 2023-2632; Authorizing the Execution of the Eighth Amendment to Vacant Land Purchase Agreement with Patriot Development Group, LLC.**

CAPITAL **TAB# 18** **PAGE# 223**

- 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**

OTHER BUSINESS

- p. Proposed Resolution 2023-2633; 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.

TAB# 19 **PAGE# 229**

- q. Discussion and Possible Action of Providing a Merit Increase to the Executive Director.**

- r. Declaration of Vacancy of DuPage Airport Authority Office**

s. Election to Fill DuPage Airport Authority Office

OLD BUSINESS

11. ADJOURNMENT