

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND
CUSTOMER FEES COMMITTEE MEETING
WEDNESDAY, NOVEMBER 19, 2025**

A meeting of the Capital Development, Leasing, and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the DuPage Flight Center Building, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room; Wednesday, November 19, 2025. Committee Chairman Davis called the meeting to order at 3:30 p.m. A physical quorum was present for the committee meeting. Commissioner Ledonne attended the meeting telephonically due to employment purposes.

Commissioners Present: Charvat, Davis, Giunti, LaMantia, Ledonne, Ligino-Kubinski, Puchalski

Commissioners Absent: Chavez

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Dan Barna, Director of Operations and Facilities; Karin Kietzman, Procurement Manager; Kristine Klotz, Executive Assistant and Board Liaison; Becky Taylor, Senior Accountant.

Others: Dan Pape, CMT; Phil Luetkehans of Luetkehans, Brady, Garner & Armstrong, LLC; William Bauer, Wight & Company; Paul Kubinski, Citizen.

NEW BUSINESS

Proposed Resolution 2025-2726; Ratification of the Executive Director's Execution of a Change Order to the Contract with The Stone Group for Maintenance Building Trench Drain Replacement – Phase I.

Committee Chairman Davis read into record Proposed Resolution 2025-2726. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2726; Ratification of the Executive Director's Execution of a Change Order to the Contract with The Stone Group for Maintenance Building Trench Drain Replacement – Phase I. The **motion was seconded** by Commissioner Ligino-Kubinski. Mr. Barna provided an update on the previously approved contract from May, in which the Board authorized an agreement with The Stone Group for the replacement of ten trench drains in the maintenance building. During Demolition, the contractor removed the existing flooring and discovered a back-pinned pipe that was preventing proper drainage flow. The existing grade beams system was larger than shown on the original design drawings and trench drains were not in compliance with current code. This resulted in the new plumbing to be installed deeper than anticipated and a temporary ejector system to maintain operations during construction. Executive Director Doles advised that the unforeseen conditions created a shortfall in the project resulting in approval from the Chairman to complete the project. There was no further discussion and the motion passed by roll call vote (4-0).

Proposed Resolution 2025-2727; Authorizing the Execution of a Design, Planning and Special Services Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Project Known as: Rehabilitate Taxiway C – Phase 2.

Committee Chairman Davis read into record Proposed Resolution 2025-2727. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2727; Authorizing the Execution of a Design, Planning and Special Services Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Project Known as: Rehabilitate Taxiway C – Phase 2. **The motion was seconded** by Commissioner Ligino-Kubinski. Mr. Barna advised that the project is a Federal and State of Illinois grant funded project. The Board previously approved phase one of this project earlier this year where 95% is federally funded, 2.5% state funded and 2.5% locally funded. Mr. Barna advised this item authorizes CMT to proceed with completion of the design phase to rehabilitate taxiway C. The State of Illinois was unable to award the construction bid for Phase I within the required 90-day timeframe. Mr. Barna explained that as the low bidder's proposal was withdrawn and the project must be rebid. Mr. Barna and Mr. Pape agreed the State of Illinois is understaffed which has affected bid awards statewide. Chairman Puchalski questioned whether any provisions could be added to the Authority's existing agreements. Mr. Doles advised that no course of action can be taken due to the terms of the State's contract. Mr. Doles added that he is actively pursuing multiple avenues to address the situation. There was no further discussion and the motion passed by roll call vote (4-0).

Proposed Resolution 2025-2728; Authorizing the Execution of a Design, Planning and Special Services Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Project Known as: Construct Inter-Airport Road.

Committee Chairman Davis read into record Proposed Resolution 2025-2728. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2728; Authorizing the Execution of a Design, Planning and Special Services Phase Engineering Services Agreement with Crawford, Murphy & Tilly, Inc. for the Airport Improvement Project Known as: Construct Inter-Airport Road. **The motion was seconded** by Commissioner Ligino-Kubinski. Dan Barna advised this is the design phase of a grant-funded project to construct an internal service roadway that both line service and maintenance staff will utilize to serve customers. There was no further discussion and the motion passed by roll call (4-0).

Proposed Resolution 2025-2729; Authorization the Execution of a Ground Lease with BAP DuPage LLC.

Committee Chairman Davis read into record Proposed Resolution 2025-2729. A **MOTION** was made by Commissioner LaMantia to recommend Board approval of Proposed Resolution 2025-2729; Authorization the Execution of a Ground Lease with BAP DuPage LLC. **The motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles reported that the development process began in 2018 with multiple letters of intent and option agreements. The most recent agreement expired in 2024 and did not advance through the Illinois State Lottery Program. Mr. Doles reported that the Federal Aviation Administration reviews, Commonwealth Edison interconnection approvals and environmental approvals have all been completed. The remaining requirement is the execution of a ground lease with the DuPage Airport Authority for the 10-acre site. Mr. Doles added that the potential site property is undevelopable and cannot be farmed. The lease rate is \$1,251 per acre making more than four times the value of farmland.

Executive Director Doles reviewed the terms of the lease agreement and the decommissioning costs. The decommissioning bond will be reviewed and updated every three years. Commissioner Davis asked whether the company is prepared to begin construction soon. Mr. Doles confirmed the company is ready to proceed. Commissioner LaMantia asked for clarification that airport operations will not be impacted. Mr. Doles confirmed this project will not have an impact on airport operations. There was no further discussion and the motion passed by roll call (4-0).

OTHER BUSINESS

None

A **MOTION** was made by Commissioner LaMantia to adjourn the Capital Development, Leasing, and Customer Fees Committee Meeting of the DuPage Airport Board of Commissioners. The **motion was seconded** by Commissioner Ligin-Kubinski and was passed unanimously by voice vote; the meeting was adjourned at 3:52 p.m.



Joshua S. Davis, Chairman
Capital Development, Leasing, and Customer Fees Committee