DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE MEETING
WEDNESDAY, JUNE 17, 2026

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, June 17, 2026. Committee Chairman Davis called the meeting to order at 3:31 p.m. A physical quorum was present for the committee meeting. Commissioner Chavez attended the meeting telephonically due to employment purposes.

Commissioners Present: Chavez, Davis, Giunti, LaMantia, Ledonne, Ligino-Kubinski
Commissioners Absent: None

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.

Others: Dan Pape, CMT; Jakub Banasik, University of Dubuque; Bruce Garner, Luetkehans, Brady, Garner & Armstrong, LLC.

NEW BUSINESS

Proposed Resolution 2026-2766; Award of a Contract to The Stone Group for DuPage Airport Maintenance Building Trench Drain Replacement Phase II.

Approves a contract for trench drain replacement at the DuPage Airport Maintenance Building for a total cost not-to-exceed $482,186.10, which includes a 10% owner's contingency.

Committee Chairman Davis read into record Proposed Resolution 2026-2766. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2026-2766; Award of a Contract to The Stone Group for DuPage Airport Maintenance Building Trench Drain Replacement Phase II. The **motion was seconded** by Commissioner Ligino-Kubinski. Dan Barna advised the project includes replacement of six trench drains on the eastern portion of the maintenance building and the decommissioning of two sanitary sewer connections located outside the building. Mr. Barna advised that the initial two bids were received, and it was determined that a previous bidder did not meet the Responsible Bidder Ordinance (RBO) requirements. The project was rebid and one bid was received which was approximately $40,000 lower than the previous bid. Mr. Barna noted that this the project was advertised in the *Daily Herald* newspaper, DemandStar, along with invitations distributed to the trade association to encourage participation. Mr. Barna advised this item is over budget. There was no further discussion and the motion passed unanimously by roll call (5-0).

Proposed Resolution 2026-2767; Authorizing the Execution of a Non-Exclusive Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for Property Located in the DuPage Business Center.
Committee Chairman Davis read into record Proposed Resolution 2026-2767. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2026-2767; Authorizing the Execution of a Non-Exclusive Utility Easement Between the DuPage Airport Authority and Commonwealth Edison for Property Located in the DuPage Business Center. The **motion was seconded** by Commissioner Ligino-Kubinski. Bruce Garner advised that Commonwealth Edison (ComEd) has requested five utility easements located within the DuPage Airport Authority's Business Park. Mr. Garner noted that the requested easements are located adjacent to stormwater ponds that remain under Airport Authority ownership, currently subject to existing easements granted for use by the Business Park. The proposed easements are located near the intersections of Technology Boulevard and Fabyan Parkway, as well as Discovery Drive and Technology Boulevard. ComEd intends to install additional underground infrastructure, including manholes and fiber-optic facilities, to support utility improvements in the area. Executive Director Doles noted that the requested easements do not impact on any developable property owned by the Airport Authority. Commissioner LaMantia confirmed with airport counsel that the airport owns the land and not the DuPage Business Park Association. Commissioner Davis questioned if there would be any impact to airport operations and Mr. Doles confirmed that this project would not impact operations. There was no further discussion, and the motion was unanimously passed by roll call vote (5-0).

Proposed Resolution 2026-2768; Authorizing the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Old McChesney – DU271).
Committee Chairman Davis read into record Proposed Resolution 2026-2768. A **MOTION** was made by Commissioner Ledonne to recommend Board approval of Proposed Resolution 2026-2768; Authorizing the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Old McChesney – DU271). The **motion was seconded** by Commissioner Ligino-Kubinski. Executive Director Doles advised that the Board of Commissioners previously entered into two options agreements for sites along Fabyan Parkway and north of the radar site. TPE IL Solar Holdings, LLC requested additional locations due to the proximity to ComEd's electrical network northwest of Prairie Landing Golf Club and south of the DuPage Prairie Path. Mr. Doles explained that their agreements are option agreements only and follow the same business terms a the previously approved agreements. The property is currently being farmed. Commissioner Ledonne inquired whether leasing the property for battery energy storage would change the taxation classification. Mr. Doles confirmed that the tax classification would change, and that the developer would be responsible for all the taxes. Commissioner Ledonne also asked if the agreement requires TPE IL Solar Holdings, LLC to restore the property to its original condition if the battery storage facility is removed at the end of the lease. Mr. Doles confirmed that the developer would be responsible for restoring the land at the conclusion of the lease. Mr. Doles reported that the storage facilities would each occupy approximately two to three acres. Commissioner LaMantia expressed environmental concerns regarding the proximity to Kress Creek and the risk of environmental contamination in the event of a fire. Mr. Garner advised that the developer should address the concerns of Commissioner LaMantia during the Board Meeting. Following discussion, the Board advised the developer to prepare a comprehensive emergency continuity plan addressing the concerns raised by the committee. Commissioner

Ledonne made a **MOTION** to amend and approve the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Old McChesney – DU271) subject to the Executive Directors and the Executive Committee's approval of a third-party consultant's report on the environmental and safety aspects of the project. The **motion was seconded** by Commissioner Liginn-Kubinski. There was no further discussion and the motion passed by roll call vote (5-0.

Proposed Resolution 2026-2769; Authorizing the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Kautz Road – DU273).
Committee Chairman Davis read into record Proposed Resolution 2026-2769. Commissioner Ledonne made a **MOTION** to amend and approve the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Kautz Road – DU273) subject to the Executive Directors and the Executive Committee's approval of a third-party consultant's report on the environmental and safety aspects of the project. The **motion was seconded** by Commissioner Liginn-Kubinski. There was no further discussion and the motion passed by roll call vote (5-0.

OTHER BUSINESS
None

A **MOTION** was made by Commissioner Ledonne to adjourn the Capital Development, Leasing, and Customer Fees Committee Meeting of the DuPage Airport Board of Commissioners. The **motion was seconded** by Commissioner Ligino-Kubinksi and was passed unanimously by voice vote; the meeting was adjourned at 3:53 p.m.

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