DuPAGE AIRPORT AUTHORITY
REGULAR BOARD MEETING
WEDNESDAY, JUNE 17, 2026

The Regular Meeting of the Board of Commissioners of the DuPage Airport Authority was convened at the DuPage Flight Center Building, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room; Wednesday, June 17, 2026. Vice-Chair LaMantia called the meeting to order at 4:00 p.m. and a physical quorum was present for the meeting. Chairman Puchalski was absent and Commissioner Chavez attended the meeting telephonically due to employment purposes.

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

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

Others in Attendance: Dan Pape, CMT; Bruce Garner of Luetkehans, Brady, Garner & Armstrong, LLC; Paul Kubinski, Citizen; Jakub Banasik, University of Dubuque; Gloria Foxman, Turning Point Energy (BESS); Mike Nicholas, Hiller Fire (BESS)

Members of the Press: None

PUBLIC COMMENT
None

Vice-Chair LaMantia asked for a motion of Board approval for Commissioner Chavez to attend the Board Meeting telephonically, as he was unable to attend due to employment responsibilities. The **MOTION** was made by Commissioner Hacker, and the **motion was seconded** by Commissioner Ligino-Kubinski. The Board unanimously voted to approve (7-0).

APPROVAL OF MINUTES
Vice-Chair LaMantia asked for any additions or corrections to the minutes of the May 20, 2026 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 Davis, and the Board unanimously voted to approve (8-0).

Vice-Chair LaMantia asked for any additions or corrections to the minutes of the May 20, 2026 Capital Development, Leasing and Customer Fees Committee Meeting and there were none. Commissioner Ledonne made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Davis, and the Board unanimously voted to approve (8-0).

Vice-Chair LaMantia asked for any additions or corrections to the minutes of the May 20, 2026 Regular Board Meeting and there were none. Commissioner Ledonne made a **MOTION** to approve the minutes. The **motion was seconded** by Commissioner Ligino-Kubinski, and the Board unanimously voted to approve (8-0).

DIRECTOR'S REPORT
Executive Director Doles reported that May operational activity remained strong. Year-to-date aircraft operations increased 5.2%, totaling approximately 62,000 operations. Jet-A fuel sales increased 11.3% for the month and 3.9% year-to-date, while 100LL fuel sales increased 9.8%. Total fuel sales for the first five months of the year exceeded 1.2 million gallons.

Mr. Doles reported that Prairie Landing Golf Club recorded 4,334 rounds of golf during the month, representing a 6% decrease compared to the same period last year. Year-to-date, rounds played were down by only 238 compared to the previous season.

Mr. Doles advised that fuel costs continue to be affected by the conflict in the Middle East. Jet-A fuel costs have increased approximately 61%, while 100LL fuel costs have increased approximately 45%, impacting fuel margins throughout the Chicagoland region.

Executive Director Doles provided a construction update, noting that pavement repairs on the runways have been completed. The runways have been re-grooved and will be restriped soon. Rehabilitation work on Taxiway Charlie is scheduled to begin and will require a temporary closure of runways 15/33, along with brief closures of runways 10/28.

Executive Director Doles reported that staff continues to make progress on the planning of a new hangar at the north end of the airport and the commencement of a new office lease agreement with Illinois Aviation Academy. The Board was informed that TreeHouse Foods, a corporate operator at the airport, was acquired by a private equity firm that resulted in the liquidation of its flight department. The company's lease will expire at the end of the year. Staff has been working with prospective tenants to backfill the hangar space and provide expansion opportunities for existing tenants.

Mr. Doles announced that a new Gulfstream G700 aircraft is expected to arrive within the next 30 to 60 days. He also reminded the Board of upcoming airport events, including the Back-to-School event on August 6 and the Tuskegee Next event on August 8.

Lastly, Mr. Doles advised that staff does not anticipate bringing any items before the Board at the July 17 meeting and requested consideration to cancel the meeting.

REVIEW OF FINANCIAL STATEMENTS
Patrick Hoard reviewed the Financial Statements for May 206 and discussion followed.

REPORT OF COMMITTEES

Finance, Budget, and Audit Committee:
Commissioner Ledonne advised that the Committee did not meet.

Capital Development, Leasing, and Customer Fees Committee:
Commissioner Davis advised that the committee met and that all items were approved and recommended for Board consideration.

Internal Policy and Compliance Committee:
Commissioner Chavez advised that the Committee did not meet, no report given.

Golf Committee:
Commissioner Giunti advised that the Committee did not meet, no report given.

DuPage Business Center:
No report given.

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.
Vice-Chair LaMantia read into record Proposed Resolution 2026-2766. A **MOTION** was made by Commissioner Ledonne to approve 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 Davis. There was no further discussion and the Board voted unanimously to approve (8-0).

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.
Vice-Chair LaMantia read into record Proposed Resolution 2026-2767. A **MOTION** was made by Commissioner Ledonne to approve 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. There was no further discussion and the Board voted unanimously to approve (8-0).

Proposed Resolution 2026-2768; Authorizing the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Old McChesney – DU271).
Vice-Chair LaMantia read into record Proposed Resolution 2026-2768. A **MOTION** was made by Commissioner Ledonne to approve 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 Davis. Gloria Foxman introduced herself as the project manager for TPE, and Mike Nicholas with TPE introduced himself as a retired Fire Captain and Assistant Fire Marshal with Kern County Fire Department in California. Mr. Nicholas advised that he currently serves as an Energy Storage Specialist and Fire Consultant with Hiller Companies and is happy to address any of the Board's safety and environmental questions. He explained that the proposed project will use Lithium Iron Phosphate

(LFP) battery technology, which has a higher thermal runaway temperature threshold than older battery technologies used in facilities such as Moss Landing, California which were Nickel Manganese Cobalt (NMC). Vice-Chair LaMantia requested an overview of the storage facility the airport would be receiving if approved. Mr. Nicholas explained that the project consists of approximately 20-foot-wide by 14-foot-high battery storage containers housing battery racksand will be located approximately 2,000 feet from the end of the airport's main runway. Mr. Nicholas noted that the system is required to pass large-scale fire testing to demonstrate that a thermal event remains contained within the units. Mr. Nicholas stated that, during a thermal runaway event, the batteries are designed to burn out while remaining contained, producing controlled off gases. The West Chicago Fire District has been consulted and will receive site-specific annual training. Soil samples will be collected before construction to establish baseline conditions, and the site would be restored at the developer's expense if an incident occurred. A thermal event would typically be self-extinguished within four to six hours. The project is designed in accordance with Standard for the Installation of Stationary Energy Storage Systems (NFPA 855). NFPA 855 is the national standard for stationary energy storage systems. The facility will be secured by fencing and continuous monitoring. Commissioner Ligino-Kubinski questioned if there are any other battery storage facilities in the State of Illinois. Ms. Foxman advised that a similar facility exists in McHenry County. Mr. Nicholas also stated that the leased agricultural property will be restored to agricultural use upon decommissioning. Commissioner Hacker asked whether the project would utilize the DuPage County Building Trades Association labor agreement as recommended by the DuPage Airport Authority Responsible Bidder Ordinance Procurement code. Representatives confirmed that it would. There was no further discussion and the Board voted unanimously to approve (8-0).

Proposed Resolution 2026-2769; Authorizing the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Kautz Road – DU273).
Vice-Chair LaMantia read into record Proposed Resolution 2026-2769. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2026-2769; Authorizing the Execution of an Option and Lease Agreement with TPE IL Solar Holdings, LLC (Kautz Road – DU273). The **motion was seconded** by Commissioner Davis. There was no further discussion and the Board voted unanimously to approve (8-0).

RECESS TO EXECUTIVE SESSION
A **MOTION** was made by Commissioner Ledonne to recess to Executive Session for the discussion of Employee Matters and the Setting of a Price For Sale or Lease of Property Owned by the DuPage Airport Authority. The **motion was seconded** by Commissioner Davis and was passed unanimously by roll call vote (8-0). The Regular Board was recessed to Executive Session at 4:28 p.m. and was reconvened at 5:00 p.m. Upon the roll call, a quorum was present for the remainder of the Regular Board Meeting.

OLD BUSINESS
NONE

OTHER BUSINESS

Proposed Resolution 2026-2770; Authorizing Publication of Notice Requesting Offers to Purchase Authority Property – Pheasant Run Driving Range.
Vice-Chair LaMantia read into record 2026-2770. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2026-2770; Authorizing Publication of Notice Requesting Offers to Purchase Authority Property – Pheasant Run Driving Range. The **motion was seconded** by Commissioner Davis. There was no further discussion and the Board voted unanimously to approve (8-0).

Proposed Resolution 2026-2771; Authorizing the Execution of a Temporary Construction Easement with Pheasant Run Industrial Park, LLC.
Vice-Chair LaMantia read into record Proposed Resolution 2026-2771. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2026-2771; Authorizing the Execution of a Temporary Construction Easement with Pheasant Run Industrial Park, LLC. The **motion was seconded** by Commissioner Davis. There was no further discussion and the Board voted unanimously to approve (8-0).

Discussion and Possible Action to Provide a Merit Increase to the Executive Director.
Vice-Chair LaMantia read into record the Possible Action to Provide a Merit Increase to the Executive Director. A **MOTION** was made by Commissioner Ledonne, and the **motion was seconded** by Commissioner Charvat. There was no further discussion and the Board voted unanimously to approve (8-0).

A **MOTION** was made by Commissioner Ledonne to adjourn the Regular Board Meeting of the DuPage Airport Authority Board of Commissioners. The **motion was seconded** by Commissioner Davis and was passed unanimously by voice vote; the meeting was adjourned at 5:03 p.m.

Donald E. Puchalski, Chairman

(ATTEST)

Karyn M. Charvat, Secretary