

**DuPAGE AIRPORT AUTHORITY  
CAPITAL DEVELOPMENT, LEASING AND CUSTOMER FEES COMMITTEE  
WEDNESDAY, JUNE 13, 2012**

The 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, 2700 International Drive, West Chicago, Illinois, First Floor Conference Room on Wednesday, June 13, 2012. Chairman Gorski called the meeting to order at approximately 2:06 p.m. and a quorum was present.

**Commissioners Present:** Davis, Gillett, Gorski, LaMantia, Sabathne'

**Absent:** None

**DAA Staff Present:** Executive Director David Bird; Mark Doles, Director of Aviation Facilities and Properties; Byron Miller, Director of Operations; John Schlaman, General Manager, Prairie Landing Golf Club; Anna Marano, Procurement Analyst; Pam Miller, Executive Assistant and Board Liaison.

**Others:** Dan Pape, Crawford, Murphy & Tilly; Michael Vonic, CH2M Hill.

**Press:** None

**CAPITAL DEVELOPMENT**  
**OLD BUSINESS**  
**Project Implementation**

Executive Director Bird reported on the ongoing airfield projects:

*Extension of Runway 2R 20L* has been underway for approximately two weeks; weather has been very good for construction and the project is on schedule.

*Overlay of Runway 10-28:* The bid awarded for this project was pulled by the contractor and the State of Illinois will have to rebid the project. It is expected to be included on the State's August letting.

The project to *construct internal perimeter road* at the north end of the airfield was initially programmed by the State of Illinois to be a grant funded project; the status has changed and this project is no longer programmed to be grant funded. The Airport Authority will bid this project and will include upgrading the fence on the eastern part of the airfield with a wildlife skirt.

*Flight Center Renovations:* Phase I of the terminal building is nearing completion. Phase II of the renovations was approved at the last Board meeting and will be bid later this year.

*Barry Cooper, FAA Regional Administration* will visit the Airport on Friday for a tour and to review the runway project.

## **NEW BUSINESS**

### **Proposed Resolution 2012-1668; Authorizing the Execution of an Agreement for Architectural Services with FGM Architects for Design Development through Bidding Phase Services for Fire Station.**

Executive Director Bird asked Byron Miller to review this proposed resolution. Mr. Miller advised that after discussion at an earlier Board Meeting, it was decided that a new fire station would be built in a more accessible location on the airfield. This design was presented to the Board at the November 2011 meeting. Discussion followed regarding the scope of the project as presented by FGM Architects; this project is now ready to proceed to the bidding phase. Mr. Miller stated this Agreement with FGM Architects is for a fixed fee of \$75,000; an Independent Fee Analysis was completed and determined to be a reasonable fee. Staff recommended approval.

A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2012-1668; Authorizing the Execution of an Agreement for Architectural Services with FGM Architects for Design Development through Bidding Phase Services for Fire Station. The **motion was seconded** by Commissioner LaMantia and was passed by roll call vote (5-0).

### **Proposed Resolution 2012-1669; Authorizing the Execution of Task Order 8 with CH2MHill for Construction Design Support and Observation of 2012 Airport Pavement Rehabilitation.**

Byron Miller stated that this authorizes a Task Order with CH2MHill to perform construction observation for the pavement rehabilitation project to be done by Geneva Construction Company. He continued that CH2MHill provided a proposed not-to-exceed fee of \$22,100; an Independent Fee Analysis was not required as the proposed fee was within the acceptable range. Discussion followed and Staff recommended approval.

A **MOTION** was made by Commissioner Gillett to recommend Board approval for Proposed Resolution 2012-1669; Authorizing the Execution of Task Order 8 with CH2MHill for Construction Design Support and Observation of 2012 Airport Pavement Rehabilitation. The **motion was seconded** by Commissioner Davis and was passed by roll call vote (5-0).

## **LEASING AND CUSTOMER FEES**

### **OLD BUSINESS**

None

## **NEW BUSINESS**

### **Proposed Resolution 2012-1670; Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation for the Sale of Certain Real Property.**

Executive Director Bird asked Attorney Bruce Garner to review the land sale process. Attorney Garner stated that the FAA land release has been received and the Airport Authority, in accordance with previous negotiations with IDOT, can move forward with

the land sale. He explained that three (3) parcels would be presented for consideration at this meeting relating to the Route 38 improvements; the Route 64 documents will be considered separately at a future meeting. Attorney Garner explained the specific terms of the Intergovernmental Agreement; discussion followed. Staff recommended approval.

A **MOTION** was made by Commissioner Sabathne' to recommend Board approval for Proposed Resolution 2012-1670; Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation for the Sale of Certain Real Property. The **motion was seconded** by Commissioner LaMantia and was passed unanimously by roll call vote (5-0).

**Proposed Resolution 2012-1671; Authorizing the Execution of A Temporary Construction Easement Agreement with the Illinois Department of Transportation.**

Attorney Garner continued that this Temporary Easement Agreement will allow IDOT access for the road improvements at the entrance to Prairie Landing Golf Club. Discussion continued and staff recommended approval.

A **MOTION** was made by Commissioner Davis to recommend Board approval for Proposed Resolution 2012-1671; Authorizing the Execution of a Temporary Construction Easement Agreement with the Illinois Department of Transportation. The **motion was seconded** by Commissioner LaMantia and was passed unanimously by roll call vote (5-0).

**Proposed Resolution 2012-1672; Authorizing the Execution of Purchase Agreement with CenterPoint Properties Trust for the Sale of Certain Real Property.**

Attorney Garner advised that with CenterPoint's Amended Development and Lease Agreement fully executed and the FAA Land Release received, the Airport Authority can move forward with this land sale. He continued that provisions for CenterPoint to purchase the N-26 Building parcel and the Pella land parcel are contained within the new Development and Lease Agreement and he reviewed the specific terms of the purchase agreement for the N-26 Building land parcel. Discussion followed and staff recommended approval.

A **MOTION** was made by Commissioner Gillett to recommend Board approval for Proposed Resolution 2012-1672; Authorizing the Execution of Purchase Agreement with CenterPoint Properties Trust for the Sale of Certain Real Property. The motion was seconded by Commissioner LaMantia and was passed unanimously by roll call vote (5-0).

**Proposed Resolution 2012-1673; Authorizing the Execution of Purchase Agreement with CenterPoint Properties Trust for the Sale of Certain Real Property.**

Attorney Garner continued that this Resolution authorizes the Purchase Agreement for the sale of the Pella land parcel. Discussion followed and staff recommended approval.

A **MOTION** was made by Commissioner LaMantia to recommend Board approval for Proposed Resolution 2012-1673; Authorizing the Execution of Purchase Agreement with CenterPoint Properties Trust for the Sale of Certain Real Property. The **motion was seconded** by Commissioner Sabathne' and was passed unanimously by roll call vote (5-0).

**RECESS TO EXECUTIVE SESSION**

None

**OTHER BUSINESS**

Executive Director Bird and Mark Doles informed the committee of the potential to lease two acres on the north side of the airport that would be utilized as a batch plant or portable concrete plant. Mr. Doles briefly explained the terms that would be required for moving forward with this agreement and revenues for the Airport Authority. Discussion followed. He added that more information would be available at the committee meeting in September.

Commissioner LaMantia made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Sabathne' and was unanimously passed by voice vote. The meeting was adjourned at 2:35 p.m.

**Approved at the November 14, 2012 Board Meeting**  
**Gerald M. Gorski, Chairman**  
**Capital Development, Leasing and Customer Fees Committee**