

**DuPAGE AIRPORT AUTHORITY
CAPITAL DEVELOPMENT, LEASING, AND CUSTOMER FEES COMMITTEE
WEDNESDAY, SEPTEMBER 15, 2021**

A meeting of the Capital Development, Leasing, and Customer Fees Committee of the DuPage Airport Authority Board of Commissioners was convened at the Daniel L. Goodwin Flight Center Building, Third Floor Conference Room, 2700 International Drive, West Chicago, Illinois on Wednesday, September 15, 2021. Committee Chairman Wagner called the meeting to order at 2:30 p.m. A quorum was present for the committee meeting.

Commissioners Present: Getz, Ledonne, Sharp, Wagner

Commissioners Absent: Chavez

DuPage Airport Authority Staff Present: Mark Doles, Executive Director; Patrick Hoard, Director of Finance; Tom Cleveland, Director of Operations and Facilities; Dan Barna, Operations and Capital Programs Manager; Phil Luetkehans, Luetkehans, Brady, Garner and Armstrong LLC; Kristine Klotz, Executive Assistant and Board Liaison.

Others: Pat Schaner, Midwest Industrial Funds; Pat Swiscz, Midwest Industrial Funds; Dan Pape, CMT; Rob Kish, SmithGroup; Steve Moulton, Primera Engineers, Ltd.

OLD BUSINESS

None

NEW BUSINESS

Proposed Resolution 2021-2466; Award of Contract to Unified Construction Group, LLC for Flight Center Cantilever Deck Coating and Security Fencing.

Award of Contract to Unified Construction Group, LLC for Flight Center Cantilever Deck Coating and Security Fencing. Total authorized construction cost not-to-exceed \$192,280, which includes a 10% owner's contingency.

Committee Chairman Wagner read into record Proposed Resolution 2021-2466. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2021-2466; Award of Contract to Unified Construction Group, LLC for Flight Center Cantilever Deck Coating and Security Fencing. Executive Director Doles informed Committee members that the existing cantilever deck coating was at least 14-year-old, and the epoxy surface is in need of repair. Staff worked with Wight & Company who interview Unified Construction Group to confirm compliance with the project specification. Additionally, staff is recommending that the security fencing be upgraded. Discussion followed. The **motion was seconded** by Commissioner Sharp and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2021-2467; Award of Contract to Futurity 19, Inc. for DuPage Airport Fuel Farm Upgrades

Award of Contract to Futurity 19, Inc. for DuPage Airport Fuel Farm Painting Upgrades. Total authorized construction cost not-to-exceed \$59,840, which includes a 10% owner's contingency. Committee Chairman Wagner read into record Proposed Resolution 2021-2467. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2021-2467; Award of Contract to Futurity 19, Inc. for DuPage Airport Fuel Farm Upgrades. The **motion was seconded** by Commissioner Sharp. Executive Director Doles advised the Committee members that upon receiving four bids, Futurity 19 is the low, responsive, and responsible bidder. This project is to prepare surfaces down to bare metal and recoat with paint both on the North Ramp self-serve fuel tank and above ground piping at the Airport Authority fuel farm. Discussion followed. The **motion was seconded** by Commissioner Sharp and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2021-2468; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Program Project Known as: Homerun Ductbank.

Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Program Project Known as: Rehabilitate Airport Runways Homerun Ductbank. Total project cost of \$894,874.21, 100% Federal Cares Act funding.

Committee Chairman Wagner read into record Proposed Resolution 2021-2468. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2021-2468; Authorizing the Execution of an Intergovernmental Agreement with the State of Illinois Department of Transportation, Division of Aeronautics for Participation in the Airport Improvement Program Project Known as: Homerun Ductbank. Executive Director Doles recommended to Committee members that replacement of the existing electrical Ductbank which serves as lighting circuits to runways 10/28 and 15/33. The current Homerun Ductbank system is 30 years old. This project is 100% Federal Cares Act funded with no local share funding required as a part of the project. Discussion followed. The **motion was seconded** by Commissioner Sharp and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2021-2469; Authorizing the Execution of a Construction Phase Engineering Services Agreement with CH2M for the Airport Improvement Program Project Known as: Homerun Ductbank.

Authorizing the Execution of a Construction Phase Engineering Services Agreement with CH2M for the Airport Improvement Program Project Known as: Rehabilitate Airport Runways Homerun Ductbank. Not-to-exceed amount of \$102,418.12. 100% reimbursement from Federal Cares Act funding.

Committee Chairman Wagner read into record Proposed Resolution 2021-2469. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2021-2469; Authorizing the Execution of a Construction Phase Engineering Services Agreement with CH2M for the Airport Improvement Program Project Known as: Homerun Ductbank. No further

discussion. The motion was seconded by Commissioner Sharp and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2021-2470; Authorizing the Execution of a Third Amendment to Vacant Land Purchase Agreement and Post-Closing Agreement with Midwest Industrial Funds, Inc. for the Sale and Purchase of an Approximately 23.75-acre Parcel of Land Owned by Airport Authority.

Committee Chairman Wagner read into record Proposed Resolution 2021-2470. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2021-2470; Authorizing the Execution of a Third Amendment to Vacant Land Purchase Agreement and Post-Closing Agreement with Midwest Industrial Funds, Inc. for the Sale and Purchase of an Approximately 23.75-acre Parcel of Land Owned by Airport Authority. Executive Director Doles spoke about the Purchase Sale Agreement with Midwest Industrial Funds, Inc. regarding the third amendment for electrical availability. Staff and counsel are trying to obtain power and are working with Pat Schaner of Midwest Industrial Funds, Inc. Mr. Schaner informed the Committee that he is currently working on options with the electricity company for two possible options for power. One option is a DC in box, and the other option is an ESS system. Discussion followed. The **motion was seconded** by Commissioner Sharp and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2021-2471; Approving the Development Plan for Midwest Industrial Funds, Inc. at 537 Discovery Drive.

Committee Chairman Wagner read into record Proposed Resolution 2021-2471. Rob Kish informed the committee about access, and entrance issues. Mr. Kish said that screening seems to be a challenge. Mr. Kish stated that his team is currently working on landscaping plans with materials and minimum standards. Attorney Luetkehans said that plans for landscaping would need to be brought to the full board for approval. A **motion to table** was made by Committee Chairman Wagner Proposed Resolution 2021-2471; Approving the Development Plan for Midwest Industrial Funds, Inc. at 537 Discovery Drive. The **motion was seconded** by Commissioner Ledonne and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2021-2472; Authorizing the Execution of Task Order No. 1 Wetland Assessment with Crawford, Murphy & Tilly, Inc. for the Project: Wetland Assessment and Management Plan.

Approves the Task Order for Professional Services with Crawford, Murphy & Tilly, Inc. for Wetland Assessment and Management Plan for a not-to-exceed amount of \$30,870.00

Committee Chairman Wagner read into record Proposed Resolution 2021-2472. A **MOTION** was made by Commissioner Ledonne to recommend Board approval Proposed Resolution 2021-2472; Authorizing the Execution of Task Order No. 1 Wetland Assessment with Crawford, Murphy & Tilly, Inc. for the Project: Wetland Assessment and Management Plan. Executive Director Doles stated the need to formulate a management plan. There was no further discussion. The **motion was seconded** by Commissioner Sharp and was unanimously passed by a roll call vote (4-0).

Proposed Resolution 2021-2473; Authorizing the Execution of IGA No. 5878 with the State of Illinois for the Illinois State Police.

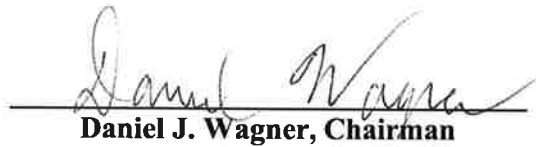
Approves an Intergovernmental Agreement between the State of Illinois and the DuPage Airport whereby the State will continue to lease hangar and office space for the Illinois State Police for the period of November 1, 2021 through October 31, 2026. The total lease payments over the term will be \$130,276.02

Committee Chairman Wagner read into record Proposed Resolution 2021-2473. A **MOTION** was made by Commissioner Ledonne to recommend Board approval for Proposed Resolution 2021-2473; Authorizing the Execution of IGA No. 5878 with the State of Illinois for the Illinois State Police. Executive Director Doles informed the committee that Illinois State Police have leased hangar space from the DuPage Airport Authority since 1996. This lease will be a five-year term. There was no further discussion, and the **motion was seconded** by Commissioner Sharp and was unanimously passed by a roll call vote (4-0).

OTHER BUSINESS

None

Commissioner Ledonne made a **MOTION** to adjourn the Capital Development, Leasing and Customer Fees Committee Meeting; the **motion was seconded** by Commissioner Sharp and was passed by a unanimous voice vote. There committee meeting was adjourned at 3:00 p.m.



Daniel J. Wagner, Chairman

Capital Development, Leasing and Customer Fees Committee