

**DuPAGE AIRPORT AUTHORITY
SPECIAL BOARD MEETING
MONDAY, JULY 18, 2022**

The Special Meeting of the Board of Commissioners of the DuPage Airport Authority was convened at the Daniel L. Goodwin Flight Center Building, 2700 International Drive, West Chicago, Illinois, Third Floor Conference Room; Monday, June 18, 2022. Vice-Chairman LaMantia called the meeting to order at 9:02 a.m. and a quorum was present for the meeting.

Commissioners Present: Charvat, Chavez, Davis, Giunti, LaMantia, Ledonne, Sharp, Wagner
Commissioners Absent: Getz

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

Others: Mark Moran, NAI Hiffman; Christine Klob, Greystar; Diane Bouckaert, Manhard Consulting; Kevin Nowak, ARCO/Murray Design Build.

Members of the Press:

None

PUBLIC COMMENT

None

RECESS TO EXECUTIVE SESSION

A **MOTION** was made by Commissioner Ledonne to recess to Executive Session for the discussion of pending, probable, or imminent litigation; the purchase or lease of real property for the use of the DuPage Airport Authority. The **motion was seconded** by Commissioner Sharp and was passed by a unanimous roll call vote (8-0). The Special Meeting was recessed to Executive Session at 9:03 a.m. and was reconvened at 9:23 a.m. Upon roll call, a quorum was present for the remainder of the Special Board Meeting.

Proposed Resolution 2022-2525; Vacating Resolution 2022-2517 and Ratifying the Execution of a Vacant Land Purchase Agreement with Greystar Development Central, LLC.

Vacates Resolution 2022-2517 previously approving a Vacant Land Sales Agreement with Greystar Development Central, LLC and ratifies Executive Director Doles execution of a revised Vacant Land Sales Agreement with Greystar Development Central, LLC on an approximate 18-acre parcel of land owned by the Authority located east of the Kress Creek Reservoir.

Executive Director Doles read into record 2022-2525. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2525; Vacating Resolution 2022-2517 and Ratifying the Execution of a Vacant Land Purchase Agreement with Greystar Development

Central, LLC. The **motion was seconded** by Commissioner Sharp. There was no discussion and the motion was unanimously passed by a roll call vote (8-0).

Proposed Resolution 2022-2526; Approving the Concept Plan for Greystar Development Central, LLC.

Review and approval of concept plan for a 33.5-acre parcel of land owned by the Authority to be aggregated with a privately owned 18-acre parcel resulting in an assembled 51-acre site located west of Fabyan Parkway and south of Roosevelt Road.


Executive Director Doles read into record Proposed Resolution 2022-2526. A **MOTION** was made by Commissioner Ledonne to approve Proposed Resolution 2022-2526; Approving the Concept Plan for Greystar Development Central, LLC. The **motion was seconded** by Commissioner Sharp. Christine Kolb introduced herself as the Senior Director of Development with Greystar Real Estate Partners. Ms. Kolb explained that Greystar is a global company headquartered in South Carolina. Greystar manages over \$19 Billion in developments. Ms. Kolb informed the Board of the Managing Director, Yale Diekmann, and Development Analyst, Garrett Andrew's roles in the development of the 51-acre site. Currently, the land is being used for agricultural purposes whereas out of the 51 acres only 38 acres is useable space. The proposed plan will construct a 384,000-square-foot industrial warehouse, with parking for 408 passenger vehicles, 98 truck parking stalls, and 85 dock positions. Also, on-site will have two stormwater detention ponds. If approved Greystar would break ground in early 2023.

Commissioner Ledonne questioned Greystar on the plan of the triangle parcel north of the proposed warehouse. Christine Kolb stated that area is planned for a possible additional parking lot or open space. Vice-Chair LaMantia wanted to ensure that the Covenants, Conditions, and Restrictions (CC&R) were being preserved within this transaction. Attorney Luetkehans informed the Board of the need for the development to comply with the minimum design standards and that the concept plan would need to be approved by the City of West Chicago as well. Attorney Luetkehans also stated that no concerns were found by the Authority's third party reviewer regarding the 10.5 and minimum standards requirements. There was no further discussion and the motion was passed unanimously by roll call vote (8-0).

OTHER BUSINESS

None

A **MOTION** was made by Commissioner Ledonne to adjourn the Special Meeting of the DuPage Airport Authority Board of Commissioners. The **motion was seconded** by Commissioner Sharp and was passed unanimously by voice vote; the meeting was adjourned at 9:40 a.m.



Herbert A. Getz, Chairman

(ATTEST)



Daniel J. Barna, Assistant Secretary