

MINUTES
DU PAGE TECHNOLOGY PARK BOARD
January 17, 2005

The meeting was called to order by Chairman Gorski at 2:06 p.m.

Members Present: David Chicoine (via phone)
Duane Gengler
Gerald Gorski
Peter Huizenga
Daniel Goodwin

Staff Present: Jack Tenison, Executive Director
Patti Miller, Executive Assistant

Other Present Chris Burke, Christopher B. Burke Engineering
George Maurides, Maurides & Foley, L.L.C.
David Bird, DAA
Mark Wrzeszez, CBBEL
Dennis Popish, Knight E/A, Inc.
Mike Masciola, DAA
Mark Doles, DAA
Dan Wagner
Harry Hitzeman, Daily Herald
Katie Foutz, Naperville Sun

Approval of Minutes

Mbr. Huizenga moved to approve the minutes of November 8, 2004 and December 10, 2004 (Teleconference). Seconded by Mbr. Gengler. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin, and Huizenga. No nays. Motion carried.

Executive Director's Report

Jack Tenison provided a report updating the status of various aspects of the DuPage Technology Park project since the last Board meeting of November 8, 2004. Mr. Tenison stated that in the last two months he has focused primarily on concluding the Agreement to Develop and Lease with CenterPoint Properties Trust (CPT). Mr. Tenison stated that he has been working with CPT, Argonne, University of Illinois at Champaign/Urbana and Northern Illinois University regarding the design of the building for the Argonne Center for Advanced Technology. Mr. Tenison stated that he is working with the University of Chicago, Argonne National Laboratory and Speaker Hastert's staff regarding the exact language to be included in the Transportation Bill.

Mr. Tenison stated that he is working out some issues with the Illinois Department of Commerce and Economic Opportunity (DCEO) relating to the Illinois Department of Natural Resources (IDNR) and wetland mitigation. This issue needs to be resolved before

additional requests for state reimbursement will be processed. Detailed information on this issue will be covered in agenda item eight. The other issue with DCEO was regarding crop damage. The DuPage Technology Park has reimbursed the DuPage Airport Authority (DAA) for their payments for crop damage caused by issues related to the Tech Park development from state funds. DCEO raised a question regarding the payment of about \$17,000 to the DAA. Mr. Tenison stated that he resolved this issue in a positive manner. The Tech Park was required to reimburse the state \$400 for disallowed costs. However future crop damage will not be reimbursed from state funds. Since all farm leases have now expired, this should not be a future issue. It will be necessary for the Tech Park to seek an easement for the entire site to complete the infrastructure work required by the agreement between the Airport Authority and CenterPoint Properties.

Mr. Tenison stated that he has been working with CPT on the fiber optics and the communications hotel. It is anticipated that there will be several change orders that will decrease the overall building costs based on the value engineering from CPT. These decreases are based on the use of substituted materials.

Chairman Gorski questioned where we were at regarding the due diligence period for CPT. Mr. Tenison stated that we were about 30 days in to 120 days of due diligence. Mr. Tenison stated that he meets with CPT weekly.

Mbr. Huizenga requested an architectural rendering of the Argonne building. Mr. Tenison stated that he will fulfill this request when the building design is complete. Argonne National Laboratories, University of Illinois and Northern Illinois University have yet to finalize the internal program uses.

Project Engineer Report

Chris Burke, Christopher B. Burke Engineering, Ltd. gave a detailed report on the various projects of the Tech Park:

- *Commonwealth Edison Project* – ComEd has completed the underground work consisting of buried primary (12KV) cables. They have installed a new pole on Fabyan Parkway along with new switchgear and a transformer adjacent to the street lighting controller near the south roundabout. The primary cable feed for the communications building is installed; however the switch gear and transformer have not yet been installed for the communications building. It is expected that everything be connected within the next two weeks.
- *Duct Bank and Communication Building* – A contract has been executed. It is anticipated that work will begin in January 2005 and be completed April 2005.
- *Construction of Pond E* – Substantially complete with the exception of a few punch list items which include raising the overflow elevation.
- *Landscaping and Entrance Features Project* – Most of the work is done with the exception of some work around Pond E. The granite will be here within a week but it cannot be adhered until spring. Mr. Tenison stated that JJR hired a graphics consultant that will provide some ideas to share with Mbr. Huizenga regarding the looks of the entrance features.

- *Main Access Drive-Phase II* – The placement of the surface course and pavement striping will be performed after all other contractors have completed their work.
- *Roadway Lighting Project* – As of December 2004 the following items of work have been completed: 1) All (42) light poles and luminaries have been installed 2) Four controller cabinets have been installed 3) All unit duct and cable 4) All handholes 5) Seven aeration cabinets installed along with air tubing and diffusers in ponds.
- *Sanitary Sewer and Water Main Project* – One remaining issue is the existing slope of five of the new sanitary sewer segments. They were constructed at less than the minimum slope recommendation by the Illinois Environmental Protection Agency. Gluth Brothers has provided the required information to the City of West Chicago and we are waiting for their approval.

Mr. Burke gave an update on the flood control project with DuPage County. He stated that there was a real benefit in terms of additional land that can be brought into development.

Financial Reports

Mr. Tenison submitted the certification list of the checks from the state checking account.

Mr. Tenison stated that the County/Airport funds will run out in approximately 60 days. The Airport Authority will be lending the Tech Park \$200,000.

Mbr. Huizenga moved to approve corporate resolution 2005-1 Review and Approval of DuPage County Technology Park, N.F.P. State Checking Account Detail for the Period November 1, 2004 through December 31, 2004. Seconded by Mbr. Chicoine. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin, and Huizenga. No nays. Motion carried.

Approval of Field Tile Study

Chris Burke is recommending that a field tile study be completed within the remaining portion of the Tech Park property to be developed south of Roosevelt Road. This includes the area on the north of Roosevelt Road, Fabyan Parkway on the south, the Main Access Drive on the west, Kress Creek to the east as well as the property located south of Fabyan Parkway. Two proposals were received:

- Huddleston-McBride Land Drainage Co. - \$29,880.00
- Agriland Drainage Services - \$31,350.00

CBBEL is recommending awarding the Existing Field Tile Investigation Project to Huddleston-McBride Land Drainage Co. in an amount not to exceed \$29,880.00.

Mbr. Gengler moved to approve corporate resolution 2005-2 Approval of Existing Drain Tile Investigation. Seconded by Mbr. Huizenga. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, and Huizenga. No nays. Motion carried.

Approval of Wetland Mitigation Program

Chris Burke stated that the scope of the boundaries of the Technology Park have been refined. The concept plan of development, prepared by CenterPoint Properties, indicates that four on-site wetlands will be impacted. Because the project requires approval from the Illinois Department of Natural Resources (IDNR), the project must comply and follow the wetland mitigation requirements in the Interagency Wetland Policy Act of 1989 (IWPA). Christopher B. Burke Engineering, Ltd. is recommending purchasing wetland credits to address these requirements. The most effective approach is to purchase 4.058 acres of wetland mitigation credit in the Des Plaines River Watershed Wetland Mitigation Bank. Mr. Tenison stated that this has been discussed with the Department of Commerce and Economic Development (DCEO) and they are in agreement that this is the best way to proceed to achieve the grant's objective and for the Tech Park to obtain reimbursement in a timely manner.

The off-site wetland mitigation credits sell for \$60,000.00 per acre; therefore the cost of wetland mitigation for credits to comply with the IWPA would cost \$243,480.00. In order to purchase credits from Wetland Research Inc. (WRI) bank in Des Plaines River Watershed, a nonrefundable 10% deposit of \$24,348.00 must be sent to WRI with a request to purchase the credits. Once the request to purchase the credits is approved, WRI will send the Tech Park a contract requesting that the remaining balance be paid for the purchase of 4.058 acres of wetland mitigation credit.

Mbr. Huizenga moved to approve corporate resolution 2005-3 Approval of Purchasing Wetland Mitigation Credits. Seconded by Mbr. Goodwin. Roll call vote: 5 ayes: Chairman Gorski and Mbrs Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Approval of Easement Request

Mr. Tenison is requesting approval of the Board for an interim easement to cover the archeological study and drain tile study both of which have been previously authorized by the Board. In addition Mr. Tenison is requesting the Board's authorization to seek an easement covering the entire site for construction purposes after review by the Airport Authority's legal counsel.

Mbr. Gengler moved to approve corporate resolution 2005-4 Sixth Amendment of Temporary Construction and Access Easement Between DuPage County Technology Park, N.F.P. and DuPage Airport Authority. Seconded by Mbr. Huizenga. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Old Business

None

New Business

None

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 3:00 p.m. on a motion by Mbr. Gengler, seconded by Mbr. Goodwin Roll call vote: 4 ayes: Chairman Gorski and Mbrs. Goodwin, Gengler, and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller