

MINUTES
DU PAGE NATIONAL TECHNOLOGY PARK BOARD
March 13, 2006

The meeting was called to order by Chairman Gorski at 2:08 p.m.

Members Present: David Chicoine
Duane Gengler (Via Phone)
Gerald Gorski
Peter Huizenga
Daniel Goodwin

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

Other Present George Maurides, Maurides & Foley, L.L.C.
Paul Bryant, Kudrna & Associates
Chris Burke, CBBEL
Mark Wrzeszez, CBBEL
David Bird, DAA
Michael Masciola, DAA
Lisa Maedgen, DAA
GP Yeh, Fermi Lab
Fred Reynolds, CenterPoint Properties

Approval of Minutes

Mbr. Huizenga moved to approve the minutes of January 23, 2006. Seconded by Mbr. Gengler. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Gengler and Huizenga. No nays. 2 absent: Mbrs. Chicoine and Goodwin Motion carried.

Executive Director's Report

Jack Tenison provided a report updating the status of various aspects of the DuPage National Technology Park project since the last Board meeting of January 23, 2006. Mbr. Huizenga asked about BIO 2006. Mr. Tenison stated the state of Illinois is hosting BIO 2006 and it is the most significant Biotech conference in the United States. CenterPoint Properties will be co-sponsoring with the state of Illinois and will have a display within the Illinois Pavilion to showcase the Tech Park. BIO 2006 will be held April 9, 2006 through April 12, 2006.

Mr. Tenison stated he met with Argonne last week regarding the Transportation Bill. The funding level for the Transportation Bill has been reduced because tax revenues are not what the initial projections were. Mr. Tenison is working with Argonne to try and find out how this will affect the Argonne funding and to find out Speaker Hastert's position. Argonne will be meeting with Speaker Hastert's staff to give them some alternatives to be able to address the funding gap.

Project Engineer Report

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

- *Construction of Loop Road Infrastructure* – This project was awarded to Plote Construction and consists of construction of the sewer, water, lighting, street and the seeding of the parkway. All of the sanitary sewer and water main has been completed and 75% of the storm sewer has been installed. This project is on schedule to be completed by July 2006.
- *Kudrna & Associates* – The construction observation is focused on the Loop Road and is moving along nicely.

Financial Reports

Mr. Tenison submitted the certification list of the checks from the State checking account from January 1, 2006 through February 28, 2006. Mr. Tenison stated that he is working with Wolf & Company to change the format of these reports.

Chairman Gorski stated that he would ask someone from Wolf & Company to be present at the next Board meeting to address any questions the Board may have regarding the financial statements.

Mbr. Huizenga moved to approve corporate resolution 2006-13 entitled “Review and Approval of DuPage County Technology Park, N.F.P. State Checking Account Detail for the Period January 1, 2006 through February 28, 2006”. Seconded by Mbr. Goodwin. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Award Contract for Fabyan Parkway and Technology Boulevard

Mr. Tenison stated two bids were received for Fabyan Parkway and Technology Boulevard intersection improvements:

- JA Johnson Paving Co. \$982,766.05
- Plote Construction Co. \$991,216.50

The lowest bidder is higher than the budgeted amount of \$786,870.90 for this project. The options the Board can consider are as follows:

- Award to the lowest bidder
- Reject all bids and re-bid
- Negotiate and change the specs with both bidders to bring down price

Mr. Burke stated the way to bring down the cost by changing the specs would be to increase the contract completion time from 60 to 120 days for roadway work and this would eliminate overtime and weekend pay. Mr. Burke stated this would get the intersection improvements completed in about 5 months. Mr. Tenison stated the timeframe for the intersection improvements will have a great impact on the Pella Windows opening.

Mr. Maurides stated that the Tech Park is a not for profit corporation so legally any of the options proposed are viable. Mr. Maurides stated he will need to review the DAA's by-laws to see if there are any restrictions.

Mbr. Huizenga asked if the Tech Park could get assistance from DuPage County for the construction of this intersection. Mr. Tenison stated DuPage County would not assist in this project.

Chairman Gorski stated that this agenda item will be deferred until the next Board meeting.

Award Contract for Route 38 and Technology Boulevard

Chairman Gorski stated that this agenda item will be deferred until the next Board meeting.

Award Contract with Kudrna & Associates for Construction Management of Intersection Improvements Fabyan Parkway and Technology Boulevard and Route 38 and Technology Boulevard

Mr. Reynolds stated his concerns on the timeline for awarding contracts for Fabyan Parkway and Technology Boulevard and Route 38 and Technology Boulevard and said this will affect the opening of Pella Windows.

Chairman Gorski stated that this agenda item will be deferred until the next Board meeting.

Award Contract Regarding Site Development Review

Mr. Tenison stated an RFP was publicly advertised for conducting development site review of plans submitted by CPT. JJR, LLC. conducted an analysis of the CPT and Morgan Harbour plans for compliance with all the appropriate agreements, guidelines and legal requirements. This review covered analysis from a civil engineering perspective, an architectural perspective and a landscape planning perspective.

Four responses were received:

- Allen Krackower & Associates
- Gewalt Hamilton
- JJR, LLC
- K-Plus Engineering

Mr. Tenison stated he along with David Bird and Mike Masciola conducted interviews for two of the responders and agreed that JJR, LLC provided the greatest value.

Mbr. Huizenga moved to approve corporate resolution 2006-14 entitled "Approval of DuPage National Technology Park Development Review Contract to JJR, LLC". Seconded by Gengler. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Recommendation Regarding Communication Center Operation

Mr. Tenison stated that he is still in pursuit of a potential lessor for operating the communications facility. Mr. Tenison provided the Board with a projected income statement spreadsheet. Mr. Tenison is hopeful that he will be able to present a recommendation to the Board at the next meeting.

Old Business

Extension of Plote Construction and Kudrna & Associate Loop Road Payment Contingency Periods and Extension of CenterPoint Properties and DAA Payment Contingency Periods

Mr. Maurides stated the Plote and Kudrna loop road payment contingency periods and the CenterPoint Properties and DAA payment contingency periods be extended. Both of these resolutions were contingent of the DAA Board passing the resolutions that authorize payment of all funds needed to complete the contracts by January 31, 2006. Mr. Maurides stated that the DAA Board has not passed these resolutions and the date needs to be extended to March 31, 2006.

Mbr. Huizenga moved to approve proposed corporate resolution 2006-18 (officially passed as Resolution 2006-15 due to deferment of other proposed resolutions) entitled "Extension of Plote and Kudrna Loop Road Payment Contingency Periods". Seconded by Mbr. Chicoine. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Mbr. Chicoine moved to approve proposed corporate resolution 2006-19 (officially passed as Resolution 2006-16 due to deferment of other proposed resolutions) entitled "Extension of CenterPoint and DAA Payment Contingency Periods". Seconded by Mbr. Goodwin. Roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

New Business

None

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 2:46 p.m. into Executive Session on a motion by Mbr. Chicoine, seconded by Mbr. Goodwin roll call vote: 5 ayes: Chairman Gorski and Mbrs. Chicoine, Gengler, Goodwin and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller