

MINUTES
DU PAGE NATIONAL TECHNOLOGY PARK BOARD
September 11, 2006

The meeting was called to order by Chairman Gorski at 1:40 p.m.

Members Present: David Chicoine
Gerald Gorski
Peter Huizenga

Absent: Dan Goodwin (joined the last 15 minutes)

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

Other Present George Maurides, Maurides & Foley, L.L.C.
Chris Burke, CBBEL
Mark Wrzeszcz, CBBEL
Dave Carlson, Fermilab
Fred Reynolds, CenterPoint Properties
Karen Courney, Wolf & Co.
David Bird, DAA
Mark Doles, DAA
Mike Masciola

Approval of Minutes

Mbr. Huizenga moved to approve the minutes of June 12, 2006 Board meeting Seconded by Mbr. Chicoine. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine and Huizenga. No nays. Motion carried.

Executive Director's Report

Jack Tenison stated he has been working on the Cyber Continuity Center Site and the Development Review Process regarding same for the last few months with CenterPoint Properties, DAA and the City of West Chicago. Mr. Tenison stated the construction process for the building should start as soon as the lease agreement is approved by the DAA Board and the plan is to be finished with construction by January 2007.

Mr. Tenison stated infrastructure is moving along well, the intersection improvements along Fabyan Parkway are almost complete except for the traffic signal. Roosevelt Road improvements have started and should be finished by mid November.

Mr. Tenison stated he is working with George Maurides and Phil Luetkehans to determine the appropriate method for dedicating the infrastructure improvements to the City of West Chicago.

Mr. Tenison stated they are trying to complete the dedication process as quickly as possible for the following reasons:

- Starting the one year warranty period
- Minimize maintenance costs
- Decrease DAA future property tax liability

Mr. Tenison stated the Tech Park is in litigation now concerning the lawsuit that was filed by Harry W. Kuhn regarding completion of Technology Boulevard.

Mr. Tenison stated all the state grant funds have been expended so we should be able to close out the grant by the end of the first quarter of 2007.

Mr. Tenison stated he met with David Bird, DAA; Mark Wrzeszcz, CBBEL; Karen Courney, Wolf & Company; Paul Bryant, Kudrna & Company to review the financing needs in terms of infrastructure over the next three quarters. Mr. Tenison stated before a request is made there will be a reassessment as to whether or not funding is needed. Mr. Tenison stated all funding that has been requested from CenterPoint Properties has been received by the Tech Park.

Mr. Tenison stated he would like to have individuals from Argonne National Laboratory attend the next Board meeting to explain to the Board the status of the project and what they are going to be doing on site at the Tech Park. Argonne has received funding and have also met with Mark Doles on temporarily leasing space within the Flight Center. Mr. Tenison indicated CenterPoint Properties is meeting with Argonne to talk about the actual lease agreement for the building that will be constructed.

Mr. Tenison stated the City of Batavia agreement for fiber optic connectivity to the Communications Facility is on the DAA' s agenda for approval at today's Board meeting. We will also need the approval of the Batavia City Council.

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 and Infrastructure* – Completed except for punch list items & landscaping issues slightly under budget by approximately \$5,000.00
- *Fabyan Parkway Improvements* – Completed except for traffic signals
- *Roosevelt Road Improvements* – In progress by JA Johnson
- *Kudrna & Associates Construction Observation*

Mr. Burke stated they have 60% of the design for the sidewalks that will be submitted to the City of West Chicago for approval. Mr. Burke stated city approvals take approximately 4-6 weeks. Mr. Tenison stated he will try and push the city along so this issue can be discussed at the October 9, 2006 Board meeting.

Mr. Burke stated most large contractors that are qualified to bid will sub out the majority of the sidewalk work because it is something they will not make a significant amount of money on. The difficulty is these small contractors are not qualified under our pre-qualification requirements. Mr. Tenison questioned whether or not we should lower our pre-qualification standards in order to get more competitive bids. Mr. Burke stated that was a good possibility.

Mbr. Gorski stated that Fred Reynolds has made the point that under our agreement with CenterPoint Properties we are obligated to put in the sidewalks as part of the infrastructure and that it should have been put in December of last year. Fred has also indicated that the sidewalks, trees and landscaping in the right of way will be disrupted by construction activity and that CenterPoint Properties would assume responsibility for that.

Mbr. Huizenga stated he does not think it is a good idea to put the sidewalks in now because they will be damaged as buildings are constructed.

Chairman Gorski and Mbr. Chicoine both agree to go ahead and finish the sidewalks and present the Tech Park as a finished product.

Financial Reports

Mr. Tenison submitted the certification list of the checks from the State checking account from June 1, 2006 through August 31, 2006. Karen Courney, Wolf & Company, LLC handed out an updated income statement and gave an overview of the financial reports of the DuPage County Technology Park.

Mbr. Chicoine moved to approve corporate resolution 2006-31 entitled "Review and Approval of DuPage County Technology Park, N.F.P. State Checking Account Detail for the Period June 1, 2006 through August 31, 2006 and Second Revised 2006 Budget". Seconded by Mbr. Huizenga. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine and Huizenga. No nays. Motion carried.

Approve Name Change of Not For Profit From DuPage County Technology Park, NFP to DuPage National Technology Park, NFP

George Maurides stated a resolution is needed and Mr. Tenison needs to sign and file Articles of Amendment to change the name legally to "DuPage National Technology Park, N.F.P."

Mbr. Chicoine moved to approve corporate resolution 2006-32 entitled "Approval of Name Change to "DUPAGE NATIONAL TECHNOLOGY PARK, N.F.P.". Seconded by Mbr. Huizenga. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine and Huizenga. No nays. Motion carried.

Approve Payment to Commonwealth Edison for Underground Electrical Work South of Fabyan Parkway in an Amount of \$307,764.00

Mr. Tenison stated this work is completed. Mr. Tenison stated funding was taken from contingency and applied to the budgeted amount that for this project. There is no overall impact on the bottom line to the budget.

Mr. Maurides suggested changing the dates on all of the resolutions needing funding to October 15, 2006.

Mbr. Huizenga moved to approve corporate resolution 2006-33 entitled “Approval of Payment to Commonwealth Edison For Work South of Fabyan” with the modification of the date changed to October 15, 2006. Seconded by Mbr. Chicoine. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine and Huizenga. No nays. Motion carried.

Award Contract of Entrance Feature South of Fabyan Parkway to The Kenneth Co. in an Amount Not to Exceed \$268,706.00

Mr. Tenison stated CenterPoint Properties and the City of West Chicago are not pleased with the location and materials used in the display of their names on the entrance feature. Mr. Tenison stated he obtained a bid alternative that would include their names in cut limestone at the cost of \$3,000.00. Chairman Gorski stated he discussed this issue with Mbr. Goodwin and his opinion is the existing signage is sufficient. Mbr. Huizenga suggested CenterPoint build a separate monument and that West Chicago has a sign on the road and that should be adequate. Chairman Gorski stated he thinks the design is fine as it is now.

Chairman Gorski stated his concern was having CenterPoint Properties as a permanent name on the sign in case at a later date CPT is no longer connected to the Tech Park.

Fred Reynolds stated if CPT was no longer affiliated with the Tech Park he would take financial responsibility in changing the signs. Mr. Reynolds stated he would like to present an alternative to the signage issue at the next Board meeting.

Mr. Reynolds would like the Board to identify one of the alternatives at today’s Board meeting as long as the bid has enough flexibility to revisit this issue before construction is completed.

Mbr. Huizenga moved to approve corporate resolution 2006-34 entitled “Award of DuPage National Technology Park - South of Fabyan Signage Installation Project to The Kenneth Company” with the modification of the date changed to October 15, 2006. Seconded by Mbr. Chicoine. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine and Huizenga. No nays. Motion carried.

Award Contract to JJR, LTD. for Roadway Parkway and Detention Pond Landscaping Design, Bid Specification Development and Construction Observation in an Amount Not to Exceed \$14,850.00

Mr. Tenison stated as part of the requirements for infrastructure under the Agreement To Develop and Lease with CenterPoint Properties and to comply with the requirements for dedication of the infrastructure improvements to the City of West Chicago, the roadway parkways and land surrounding the detention facilities must be landscaped. Mr. Tenison stated in addition to the \$14,850.00 there may be some reimbursable expenses.

Mbr. Huizenga moved to approve corporate resolution 2006-35 entitled “Award of DuPage National Technology Park Contract for Roadway, Parkway and Detention Pond Landscaping Design Services and Bid Specification Development and Construction Observation to JJR, LLC”

with the modification of the date changed to October 15, 2006. Seconded by Mbr. Chicoine. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine and Huizenga. No nays. Motion carried.

Award Contract To Christopher B. Burke Engineering, Ltd. For Design and Bid Specification Preparation for a Bike Trail in an Amount not to Exceed \$32,600.00

Mr. Tenison stated we would like to move ahead on the layout of the bike trail for a few reasons:

- We are using the bike trail in place of sidewalk along the Technology Boulevard and while we will not be dedicating the bike trail we need to present this information to the City of West Chicago as part of the dedication review process.
- CPT needs to know the exact layout of the lots so they are able to market the locations effectively.

Mr. Tenison stated in addition to the \$32,600.00 there may be some reimbursable expenses.

Mbr. Chicoine moved to approve corporate resolution 2006-36 entitled “Award of DuPage National Technology Park Contract for Bike Trail Design Services, Bid Specification Development and Construction Observation to Christopher B. Burke Engineering, Ltd.” with the modification of the date changed to October 15, 2006. Seconded by Mbr. Huizenga. Roll call vote: 3 ayes: Chairman Gorski and Mbrs. Chicoine and Huizenga. No nays. Motion carried.

Member Huizenga Concepts For Discussion

- 1) Require tenants to install, maintain and operate irrigation systems in dedicated parkways – Mbr. Huizenga still believes the parkways should be irrigated. Chairman Gorski requested Mr. Tenison to investigate this issue further and report back to the Board.
- 2) Delay construction of entrance feature south of Fabyan Parkway until DuPage County expands Fabyan Parkway to four lanes.
- 3) Increase the level of landscaping maintenance.
- 4) Relocate high voltage overhead electrical transmission lines along Roosevelt Road and along Fabyan Parkway to underground service.

Mbr. Huizenga indicated upon reading Mr. Tenison’s responses he concurs with the responses for items 2, 3, and 4.

Mbr. Goodwin joined the meeting 2:55 p.m.

Presentation by CenterPoint Properties Regarding Time Schedule For Construction of “Smart Building” Speculative Office Building

Fred Reynolds stated the building will be a two story and approximately 35,000 sf for each story which would require additional parking around the building. Mr. Reynolds stated that they are planning on starting construction in February or March 2007.

Old Business

None

New Business

Mr. Tenison stated in the process of dedication there are some communications about having actual legal descriptions for the right-of-ways developed versus simply depicting them on the plats of dedication. Chairman Gorski stated he would like to hold this issue over until the next meeting.

Mbr. Goodwin stated that for the first two years of planning the Tech Park Argonne was to be the anchor tenant that would attract everybody and due to lack of funding this did not happen. Mbr. Goodwin stated the progress the Tech Park has made without Argonne as the anchor tenant is very impressive.

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 3:10 p.m. on a motion by Mbr. Huizenga, seconded by Mbr. Chicoine roll call vote: 4 ayes: Chairman Gorski and Mbrs. Chicoine, Goodwin and Huizenga. No nays. Motion carried.

Respectfully submitted,

Patti Miller