

MINUTES
DU PAGE NATIONAL TECHNOLOGY PARK BOARD
September 11, 2007

The meeting was called to order by Interim Chairman Huizenga at 1:12 p.m.

Members Present: Kathy Buettner
Peter Huizenga
John Peters
Carol Potts
Terry Van der Aa
Jim Weyenmeyer

Members Absent: Dan Goodwin

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

Other Present George Maurides, Maurides & Foley, L.L.C.
Chris Burke, CBBEL
Paul Bryant, Kudrna & Associates
Bill Hartzell, FSG
William Bailey, FSG
David Bird, DAA
David Carlson, Fermilab
Gail Tate, UIUC-TRECC
Lisa Maedgen, DAA
Mitchell Belon, MB Financial Bank

Approval of Minutes

Mbr. Buettner moved to approve the minutes of May 14, 2007 Board meeting Seconded by Mbr. Weyenmeyer. Roll call vote: 6 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Peters, Potts, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Goodwin. No nays. Motion carried.

Executive Director's Report

Jack Tenison presented a written report to the Board and asked if there were any questions or comments.

Mbr. Buettner stated Mr. Tenison was very helpful in assisting NIU in preparing for their application materials for the Illinois Hospital Facilities Planning Board regarding the Proton Therapy Treatment Facility. The application was completed very quickly and has been filed with the state.

Project Engineer Report

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

- *Circle Sidewalks* – This project is complete. The cost for this contract is \$367,000.00. The completion date was scheduled for June 21, 2007.
- *Bike Path* – The contract was awarded to Schroeder Asphalt in the amount of \$191,436.50. The only pending item is the completion and submittal of the record drawings. The completion date was scheduled for July 1, 2007.

Mr. Burke stated all the utilities are in, water, sanitary sewer, telephone, electrical, and fiber optics so tenants coming into the park are all set to be hooked up to the utilities.

Financial Reports

Mr. Tenison provided the Board with a listing of the approved budget through August 2007 and went through the financial reports in detail. Mr. Tenison stated the Tech Park is within budget on all of the items but will be requesting some budget changes.

Mr. Tenison stated the DuPage Airport Authority (“DAA”) publicly advertised and sought RFP’s from various vendors to purchase a portion of the property south of Fabyan Parkway. The Airport Authority is in negotiations regarding this potential sale.

Mr. Tenison stated the Airport Authority is the landowner and deserve a return on investment for the purchase of the land. A question that needs to be resolved is should some of those returns flow to the Tech Park for reinvestment in the park. This is a very important policy issue that needs to be addressed. Mr. Tenison stated the land sold would be developed in a consistent manner that has already been approved by the DAA.

Mbr. Weyenmeyer moved to approve Resolution 2007-10 “Approve Third Revised 2007 Budget” Seconded by Mbr. Buettner. Roll call vote: 6 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Peters, Potts, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Goodwin. No nays. Motion carried.

Presentation on the History of the DuPage National Technology Park and Future Goals

Mr. Tenison complimented Mbr. Huizenga on doing a fantastic job educating the new Board members and bringing them up to date on various issues.

Mr. Tenison presented the Board with a packet of materials on the history related to the Technology Park and focused on some key points:

- Initially there was a lot of discussion of the use of this property and it was Speaker Hastert as well as other elected officials that advanced the idea of a technology park.
- Federal commitment at the Tech Park:
 - TRECC-\$31 million over 7 years.
 - TRACC-\$11.2 million over 4 years.
- State commitment to the Tech Park-\$34 million grant:
 - Provide for planning, design and access infrastructure.
 - Tech Park Campus encompasses all airport land between Union Pacific tracks on the north and Fermi National Lab on the south.

- State funds restricted uses that included no general administration and no building construction.
- Basic Site Information:
 - 800 acres/450 acres developable
 - Master Plan indicates a mixed use development
 - 100 acres – light industrial/distribution
 - 215 acres – technology
 - 135 acres – mix of commercial/technology/office

Mr. Tenison stated the funds that first came in from the state were in December 2001 and a lot of the major planning contracts were entered into in 2002. Mr. Tenison gave a brief listing of the completed Tech Park infrastructure which gives the scope of the project. Mr. Tenison stated 94% of grant funds were spent on actual construction projects. There was never any engineering work done before the grant was received to determine what it would cost to build a technology park. The cost of the required infrastructure in the park exceeded the \$34 million grant funding and that meant finding a way to pay for the additional costs beyond the grant. Mr. Tenison stated the DAA being the land owner, provided the additional funding through the guaranteed CenterPoint payments to the DAA. There was also a required payment of \$1 million by CPT towards the infrastructure. The annual guaranteed payments from CPT, whether or not they build any buildings, is the following:

- Year 1 \$337,590
- Year 2 \$344,342
- Year 3 \$702,457
- Year 4 \$1,074,760
- Year 5 \$1,462,673
- Year 6 \$1,863,633
- Year 7 \$2,281,087
- Year 8 \$2,714,494
- Total over first option \$10,780,036

Mr. Tenison stated there is another 2nd eight year option that is about \$16 or \$17 million more if CPT exercises its second eight year option.

Mr. Tenison stated there are two ground leases that are in place right now. Pella Windows and Cyber Continuity Center are both 50 year leases and all the income from the ground leases goes to the DAA. Any funding that the Tech Park receives right now is through the DAA and the agreement between the DAA and the Tech Park needs to be discussed with the Tech Park Board and presented to the DAA Board.

Mbr. Buettner suggested at one of the future meetings it would be helpful to the Board if a detailed presentation was made regarding the cash flow as well as the agreements that have been made between the CPT, DAA and the Tech Park.

Mr. Tenison stated some of the next steps for the Tech Park are:

- Adopt a plan for continued investment in the Tech Park
- Integrate the technology park in the regional economic development activities
- Create a Science Advisory Board

Presentation Regarding the Technology Incubator Planning Study

Mr. Tenison introduced William Bailey, Managing Partner and William Hartzell, Vice President of Facilities Solutions Group (FSG). FSG was contracted by the Tech Park Board to enter into a study for the possibility of building a Technology Incubator on site. Mr. Tenison stated he was a strong advocate for this project for the following reasons:

- 1) Primary means of growing new technology businesses on site.
- 2) Magnet for other technology businesses.
- 3) Accelerate the leasing of the property.
- 4) Formalize and link the relationship between the educational community with the national labs along with the business communities.

Mr. Bailey stated that an incubator is a catalyst and economic engine to build relationships and creating a new culture of scientific community working together.

Mr. Hartzell stated he arranged interviews with some major stakeholders for this project; Northern Illinois University, Fermi National Laboratory, DuPage Airport Authority, CenterPoint Properties, City of West Chicago, Argonne National Laboratory, ITDA, TRECC and DuPage County.

Mr. Hartzell stated the study consisted of primarily 4 questions:

- 1) What are the technologies that will support an incubator?
- 2) What will it cost to build a building based on the technologies?
- 3) What will it cost to operate an incubator?
- 4) What will the facility look like?

Mr. Hartzell stated the three main key issues that need to be addressed are money, good ideas and the team that is put together.

Mr. Hartzell stated the action items required for the next three months are:

- Create an advisory board.
- Include additional stakeholders and program champions.
- Crystallize the vision and create an implementation timeline.
- Build the implementation team.
- Formalize agreements with stakeholders.
- Develop images of the building.
- Finalize the funding.
- Begin marketing the incubator.

Mr. Tenison stated the Board wanted to know the cost of building and operating an incubator. Mr. Tenison stated the approximate cost for a fully operational facility is between \$10.5 and \$11 million. Mr. Tenison stated just building the building is not going to make it a success but it requires creating the right environment. To be able to do that requires determining the levels of commitment of various stakeholders and until that assessment of commitment has been completed we cannot construct a building.

Mr. Tenison stated he will prepare a 2008 budget request for the Tech Park Board to consider approval and he would include the initial steps listed by the consultants in that budget proposal.

Approval of Contract Amendment with RW Collins Co. for Contaminated Soil Removal

Mr. Tenison stated this issue was previously discussed with the Board to increase the contract that was approved at the May 14, 2007 Board meeting for waste removal related to the gun range.

Mbr. Peters moved to approve Resolution 2007-11 “Approve RW Collins Contract Amendment” Seconded by Mbr. Van der Aa. Roll call vote: 6 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Peters, Potts, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Goodwin. No nays. Motion carried.

Approval to Improve Communications Facility on Behalf of Argonne National Laboratory (“ANL”) to be Reimbursed by ANL

Mr. Tenison stated that ANL is now located at the DuPage Flight Center while they are negotiating with CenterPoint Properties to construct a transportation research facility at the Tech Park. ANL is in the process of purchasing their super computer node which will need a location to operate until their building is constructed. Mr. Tenison stated the best location to operate the computer node would be the Communications Facility at the Tech Park.

Mr. Tenison stated in order to operate the computers at the Communications Facility, upgrades will be required and ANL will pay the cost of these changes.

Mbr. Peters moved to approve Resolution 2007-12 “Approval of Improvements to the Communications Building” Seconded by Mbr. Potts. Roll call vote: 6 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Peters, Potts, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Goodwin. No nays. Motion carried.

Old Business

None

New Business- Detention Pond Control Structure Remediation Work

Mbr. Tenison stated it is important to dedicate all the public improvements to the City of West Chicago at the Tech Park because it becomes a maintenance responsibility of the city. The City of West Chicago has agreed to the dedication with the caveat that the city staff has to review construction of the improvements to meet city standards. Mr. Tenison stated one issue that has been encountered in some of the stormwater detention ponds is a slight deviation, between ½ inch to 6 inches concerning some stormwater control devices. Mr. Tenison stated the City of West Chicago wants remediation work to be completed. Mr. Tenison stated he has only been able to receive one quote in the amount of \$18,950 because of the small scope of the project. Mr.

Tenison stated he will continue to locate additional vendors that may complete the work for less than the quote already received.

Mbr. Van der Aa moved to approve Resolution 2007-13 "Authorization for Improvements to Detention Ponds" Seconded by Mbr. Buettner Roll call vote: 6 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Peters, Potts, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Goodwin. No nays. Motion carried.

Adjournment

With no further business remaining before the Board, the meeting was adjourned at 3:00 p.m. on a motion by Mbr. Peters, seconded by Mbr. Weyenmeyer. Voice vote: 6 ayes: Interim Chairman Huizenga and Mbrs. Buettner, Peters, Potts, Van der Aa and Weyenmeyer. 1 Absent: Mbr. Goodwin. No nays. Motion carried.

Respectfully submitted

Patti Miller