



**MEETING OF THE BOARD OF COMMISSIONERS
OF THE
GREATER ROCKFORD AIRPORT AUTHORITY**

A Regular Meeting of the Board of Commissioners of the Greater Rockford Airport Authority was held on Thursday, August 28, 2008, in the Greater Rockford Airport Authority Auditorium, 60 Airport Drive, Rockford, IL.

Chairman Dunn called the meeting to order at 5:35 p.m.

BOARD/LEGAL	P	A	STAFF	P	A	GUESTS/OTHER STAFF
Eugene Allen		X	Bob O'Brien	X		Thomas Bona – RRS
Brian Boyer		X	Amy Ott	X		
Michael Dunn	X		Franz Olson	X		
Gwen Gulley	X		Jan Benoit	X		
Mary Norman	X		Kathy Bruggeman	X		
Peter Provenzano		X	Zachary Sundquist	X		
Bharat Puri	X		Dave Lindberg	X		
Thomas Lester	X		Amy Jensen	X		

A motion was made by Commissioner Norman, seconded by Commissioner Puri and unanimously approved by voice vote to accept the minutes of the July 24, 2008 Regular Board Meeting as presented.

DIRECTORS REPORTS:

Amy Ott, Deputy Director of Finance & Administration reported on the following:

- The annual financial audit report was given by Linda Abernathy of McGladrey & Pullen, Inc.
- Commissioners have received a newly formatted financial report for the first three months of the fiscal year (May – July). She proceeded to review some of the changes in the report.

Franz Olson, Deputy Director of Operations & Facilities reported on the following:

- Cargo Spec Building has broken ground and is moving very quickly.
- Terry Forsell from the Airport Operations & Facilities Department will be retiring on September 11, 2008 after 37 years. He holds the record of longest employment with the GRAA. He started in August 1972. We wish Terry the very best in his retirement.
- FTZ #176 reorganization application has now moved beyond the public response portion. No negatives comments were received. It is on track for formal approval by the FTZ Board by mid-October of 2008. The reorganization benefits Rockford by eliminating the undevelopable land and includes additional newer properties. It is

important to recognize that in 2009 the GRAA will receive \$65,000 + in service fees as a result of our new members and active sites.

- The recently installed EDS machine is operational and the appropriate TSA personnel has successfully completed training. In about one week it will be commissioned into active service by the TSA.

Slide Presentation on the following:

- Baggage Belt in International Arrival Gate
- Indian Air Force
- Cargo spec building progress
- New high speed rotary snow broom
- Pull behind function meter

COMMITTEE REPORTS:

Planning & Finance Committee: A meeting was held on August 21. The minutes are attached. All resolutions were recommended for passage at the meeting.

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: None

RESOLUTIONS:

Commissioner Norman made a motion to adopt **Resolution #08-56** approving an agreement for Consulting Services by and between Crawford, Murphy and Tilly, Inc. (CMT) and the Airport Authority, for a not-to-exceed cost of \$36,490, to conduct the land acquisition process associated with the Runway 25 approach. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-57** For the purchase of one (1) Model 4600-MP Front Mounted Multi-Purpose Runway Broom from Temco Machinery, Inc. of Aurora, IL in the amount of \$489,000., per their bid dated April 23, 2008. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-58** approving a new three-year Lease for office space in the GRAA Professional Building located at 5497 Kishwaukee Road, by and between the Greater Rockford Airport Authority and CBC Custom House Brokers. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-59** approving a new three-year Lease for office space in the GRAA Professional Building located at 5497 Kishwaukee Road, by and between the Greater Rockford Airport Authority and United Parcel Service-Human Resource Division. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-60** approving a new General Office (150 square feet) and Classroom/Commercial Space Month-to-Month Lease at the airport administration building located at 60 Airport Drive, by and between the

Greater Rockford Airport Authority and Embry-Riddle Aeronautical University for a period not to exceed 18 months and commencing August 1, 2008. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-61** of the Greater Rockford Airport Authority regarding a public hearing under the bond issue notification act. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-62** approving the purchase of Continuous Friction Measuring Equipment (CFME) per spec, from Neubert Aero of Clearwater, Florida in the amount of \$51,402.50. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Ordinance #08-03**, providing for the levy and assessment of taxes for the fiscal year of the Greater Rockford Airport Authority, Winnebago County, Illinois beginning May 1, 2008 and ending April 30, 2009. A roll call vote indicated four ayes and no nays.

Commissioner Norman made a motion to adopt **Ordinance #08-04**, adopting an Ordinance approving the Rates and Charges for the Greater Rockford Airport Authority's Fiscal Year Ending April 30, 2009. A roll call vote indicated four ayes and no nays.

Commissioner Norman made a motion to adopt **Ordinance #08-05**, amending ordinance no. 04-03 entitled "An ordinance of the Greater Rockford Airport Authority Establishing Part 121 and 135 Air Carriers Landing Fee Rate at the Greater Rockford Airport". A roll call vote indicated four ayes and no nays.

Commissioner Norman made a motion to adopt **Ordinance #08-06** – Authorizing the issuance of \$9 million airport revenue bonds of the Greater Rockford Airport Authority. A roll call vote indicated four ayes and no nays.

Commissioner Norman made a motion to adopt **Ordinance #08-07** – Authorizing the issuance of \$9 million general obligation alternate bonds of the Greater Rockford Airport Authority for financing airport improvements. A roll call vote indicated four ayes and no nays.

Commissioner Norman made a motion to adopt **Resolution #08-63** approving an agreement with Crawford, Murphy & Tilly, Inc. of Springfield, IL for the preliminary design (\$112,715.02), design Phase I (\$126,000), design Phase II (\$374,000), construction Phase I (\$30,000), construction Phase II (\$460,000) and permitting (\$14,000) for the for the initial development and construction of the NW Quadrant Air Cargo Apron and associated site work for a total cost of \$1,116,719.02. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-64** to receive and file the fiscal year ended April 30, 2008 Comprehensive Annual Financial Report prepared with the assistance of McGladrey and Pullen, LLP. The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-65** of intent to approve an abatement to enhance an economic development opportunity.

Whereas, the Greater Rockford Airport Authority ("Board") has determined that it is in the best interests of the citizens of the community it serves, including the City of Loves Park, to stimulate commercial and industrial development within the Loves Park Corporate Center; and

Whereas, the Planning and Finance Committee of the Board has reviewed information on a proposed project within the Loves Park Corporate Center that is, in the opinion of that committee, appropriate for the Board to consider for participation in a nine-year decreasing term tax abatement program; and

Whereas, the Proposed Development is for the construction of a single story office building of approximately 80,000 square feet in size that will create an estimated 300 to 500 jobs (the "Project"); and

Whereas, the Project is for a customer service center for a Fortune 100 company; and

Whereas, the Report indicates that such a customer service center would have a favorable economic impact on the communities served by the Board; and

Whereas, the Planning and Finance Committee of the Board has recommended that the Board give consideration to an abatement of real estate taxes for the Project subject to the following terms and conditions:

That other taxing bodies including but not limited to the City of Loves Park, the County of Winnebago, the Park District of Rockford, Community College #511, the Rockford School District, the North Suburban Library Board, and Harlem Township participate in the abatement program for the Project.

That the Project is constructed and continuously occupied as outlined herein during the ten-year abatement period.

That the abatements are limited to the Project for a term not to exceed nine years following completion and occupancy of the structure and are limited to 90% of the taxes in the first full tax year; 80% of the taxes in the second full tax year; 70% of the taxes in the third full tax year; 60% of the taxes in the fourth full tax year; 50% of the taxes in the fifth full tax year, 40% of the taxes in the sixth full tax year, 30% of the taxes in the seventh full tax year, 20% of the taxes in the eighth full tax year, and 10% of the taxes in the ninth full tax year.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Greater Rockford Airport Authority does concur with the recommendations of the Rockford Area Economic Development Council and by this Resolution indicates the Board's intent to participate in the tax abatement incentive program for the Project within the City of Loves Park. The Board shall consider formal approval of the proposed abatement upon finalization of the Project and notice that the Project will be proceeding.

The motion was seconded by Commissioner Boyer and unanimously approved.

Commissioner Norman made a motion to adopt **Resolution #08-66** approving the Consent to Leasehold Mortgage and Assignment of Net Ground Lease in connection with Tandem's financing of the new cargo facility and authorizing the execution and delivery of the Consent upon review and approval by airport counsel of the underlying documents. The motion was

seconded by Commissioner Boyer and unanimously approved.

OTHER BUSINESS: None

EXECUTIVE SESSION:

Commissioner Puri motioned to enter into Executive Session Pursuant to Section 5 ILCS 120/2(d) to discuss Personnel Matters and Section 5 ILCS 120/2(c)(5) to discuss the potential purchase, sale, or lease of airport property. The motion was seconded by Chairman Dunn and unanimously approved.

Commissioner Puri motioned to adjourn which was seconded by Commissioner Gulley and passed unanimously. The Board adjourned the meeting at 6:45 pm.