

**CHICAGO EXECUTIVE AIRPORT  
BOARD OF DIRECTORS  
COMMITTEE OF THE WHOLE MEETING  
WEDNESDAY – FEBRUARY 20, 2008  
CHICAGO EXECUTIVE AIRPORT  
1020 S. PLANT ROAD  
WHEELING, IL 60090  
2:00 p.m.**

**I. Call to Order and Roll Call**

Chairman Englehardt called the meeting to order at 2:00 p.m.

Roll call confirmed the following: Directors Present: Ahlstedt, Arrigoni, Englehardt, Kolssak, and Shepstone.

Directors Absent: Rooney and Widmer by prior notification

Also in Attendance: Dennis Rouleau – Airport Manager  
Jamie Abbott – Assistant Airport Manager  
Thomas Lester – Airport Legal Counsel  
Peggy Cooney – Recording Secretary

Also absent: Henry F. Paul, Jr. – Finance Supervisor by prior notification

**II. Changes to the Agenda**

None

**III. Approval of January 16, 2008 Meeting Minutes**

A motion was made by Director Shepstone and seconded Director Arrigoni to approve the January 16, 2008 Committee of the Whole meeting minutes as presented. The motion was unanimously approved by a voice vote.

**IV. Topics for Discussion - Southeast Quadrant Presentations**

**A. Falcon Trust – Albert Sotero & Rachel Benetes**

Highlights discussed included:

- Thanked the Board of Directors for inviting him to give a presentation
- Reported on his financial background and qualifications to include being an avid pilot
- Passed out a presentation for the Board of Directors to review
- Explained the importance of customer service to his Organization
- Explained construction techniques and the type of facility he intends to build at CEA
- Described proposed site plan, design structure and materials that would be used (Mediterranean vs. Monticello design types)
- Described proposed amenities to be offered to customers
- Total commitment to community awareness
- Was aware of the Cook County tax issue
- Explained market penetration

- Qualified safety record
- Discussed time frame for completing construction
- Discussed financing of project
- Reported that no Airport funds would be needed to complete project
- A question and answer period followed

**B. Sovereign Aviation Ltd. / Ross Enterprises – Matthew Schneider, David Annin, and Jeff Ross**

Highlights discussed included:

- Thanked the Board of Directors for inviting him to give a presentation
- Explained the Sovereign Aviation / Ross Aviation partnership
- Explained financial overview of their Company
- Reported to have been working on this project for over two years
- Passed out a presentation for the Board to review
- Explained concept and Sovereign’s vision for the SE Quadrant
- Explained dimensional site plan, construction and materials that would be used
- Reported the types of tenants / assorted businesses that would lease
- Explained restaurant concept
- Discussed construction of a fuel farm
- Discussed their operational plan
- Explained investment overview
- Commented on the Cook County tax issue
- Discussed potential Airport Manager’s administration offices
- Discussed time frame for completing project
- Reported that no Airport funds would be needed to complete project
- A question and answer period followed

**C. The Flight Center – Raymond Chou, Marc Epner and Daniel Drew**

Highlights discussed included:

- Thanked the Board of Directors for inviting him to give a presentation
- Passed out a presentation for the Board to review
- Qualified / explained the experience of their Company
- Explained project / site plan, construction and materials that would be used
- Discussed the economic value of their plan
- Explained the potential partnership between The Flight Center and Signature Flight Support
- Explained securing financial commitment from future / potential tenants
- Explained restaurant concept
- Discussed the possibility of obtaining permission from the Municipalities for the installation of a traffic signal
- Discussed timeframe to secure financing and Airport’s financial participation in the project
- Reported total investment / cost of project
- Was aware of the Cook County tax issue
- Explained sales tax generated revenues

- Discussed the possibility of Airport Administrative offices
- Discussed timeframe of completing project
- Reported to be the most knowledgeable and familiar with the concept the Airport is trying to achieve
- A question and answer period followed

After the three presentations, the Board requested Staff to schedule another meeting to further discuss the presentations and decide which Company would be the best fit for the Southeast Quadrant project. The day and time will be announced.

V. Adjournment

A motion was made by Director Shepstone and seconded by Director Ahlstedt to adjourn the meeting. The motion was unanimously approved by a voice-vote. The meeting adjourned at 7:03 p.m.

Respectfully submitted,



Darlene Ahlstedt

Secretary

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