CHICAGO EXECUTIVE AIRPORT
BOARD OF DIRECTORS
REGULAR MEETING
WEDNESDAY, SEPTEMBER 17, 2008
CHICAGO EXECUTIVE AIRPORT
1020 S. PLANT ROAD
WHEELING, IL 60090
6:30 P.M.

I. Call to Order and Roll Call

Chairman Englehardt called the meeting to order at 6:33 p.m. Roll call confirmed the following present: Chairman Englehardt, Directors Widmer, Mendez, Kolssak, Ahlstedt, Arrigoni and Rooney.

Directors Absent: None

Also in Attendance: Dennis Rouleau - Airport Manager
Jamie Abbott - Assistant Airport Manager
Henry F. Paul, Jr. - Finance Supervisor
Kathleen Pradd - Recording Secretary
Richard Porter - Airport Legal Counsel

II. Pledge of Allegiance

Following roll call Chairman Englehardt led those in attendance in the Pledge Of Allegiance.

III. Changes to Agenda

None

IV. Citizens Comments

None

V. Approval of the Consent Agenda

A motion was made by Director Ahlstedt and seconded by Director Kolssak to approve items on this evening's Consent Agenda to include:

- Item A – Approval of the Chicago Executive Airport Board of Directors August 20, 2008 Regular meeting minutes as presented;

- Item B – Resolution 08-033 – A Resolution authorizing the payment of claims as presented;

The motion was approved by a roll call vote. Aye votes included: Directors Rooney, Arrigoni, Ahlstedt, Kolssak and Widmer. Nay votes: None
Absent: None.

VI. Consideration of items removed from the Consent Agenda

None

VII. Hearings and Reports

A. Treasurer's Report

Director Widmer reported/ commented on the following Year to Date (YTD) expenses:

- Operating expenses- Total operating expenses are below the YTD expense budget by $242,690 for the fiscal year.
- Operating income was $382,937 resulting in a net favorable budget variance of $212,280 for the fiscal year.
- Other income and expense is unfavorable indicating an over budget variance of $35,979 for the fiscal year to date. Outstanding money due from IDOT is a contributing factor.
- Net income before depreciation and other non-cash expenses was $333,851 or $176,301 over the budget. Net income after depreciation and other non-cash expenses was $63,161.

Director Widmer also reported that the Airport has invested $900,000 in a one year certificate of deposit account with an APR of 4% interest at the Village Bank and Trust, which is a significant increase in the interest being received in the previous account for these funds. He thanked Henry Paul, Finance Supervisor for his efforts. Director Kolssak also congratulated the Airport for being able to show a very favorable positive net income this month.

B. Airport Manager – Dennis Rouleau, Airport Manager reported:

- Submitted a monthly report for the Board to review.
- Jet Preview- being held tomorrow on the Charlie apron. It's like a mini NBAA with static aircraft display of Eclipses, SAAB 340, Station Air, etc. Porsche cars will also be on display and a road course has been set up at the southeast quad.
- Flooding- During the rainstorm last Saturday, September 13th, there was some flooding on the Airport. There was the usual standing water on runway 6/24 and some flooding on taxiway Delta, north of 24. The new taxiway, Kilo II had some flooding as well, but it was designed to do that. Lima, north of Atlantic had some water leak onto it due to the retention area next to it. Runway 12/30 remained dry since the improvements have been made to it and the main runway 16/34 also stayed dry. They were both designed to withstand the 100 year flood.
- 94th Aero Squadron Restaurant- entire parking lot was underwater with 2-3 feet of water.
- Part 150 Study has been submitted to the FAA – after publication there is a 90 day period in which it can be contested.
- Master Plan meeting has been held off until late October. The Airport and CM&T will meet with the FAA to discuss EMAS the third week of October
- The October 15th Board meeting starting time will be changed to begin at 5:00 p.m. to accommodate some of the board members that need to attend another meeting that evening.
- New CEA Shirts- Some of the Board members have received new shirts tonight. For the board members that are attending the NBAA, their shirts have been shipped to Orlando to be laundered and pressed.

C. Public Relations Report

Laura Witlox of One Zero Charlie reported on the following:

- EMAS – information is now available to be downloaded from the Airport website.
- NBAA – Thanks to Kathy Pradd for her help in putting together the itineraries for all attendees. New 2009 Airport calendar mouse pads will be distributed at the conference.
- The Newsletter- The latest newsletter showing Brigadoon Aviation on the cover will also be distributed at the NBAA conference. Included in the newsletter is an article about Howard Levinson and his airport tours for children and the upcoming Young Eagles event. Darlene Ahlstedt has put together a trifold brochure for the PACE organization to publicize community involvement.

D. Board Member's Comments

- Director Ahlstedt- She thanked all the volunteers from Mt. Prospect and Prospect Heights who worked together in sandbagging along the Des Plaines River during the recent flooding. In addition, she thanked Dennis for all the volunteers from the Airport who helped with the effort this year.
- Director Arrigoni- Also thanked Dennis and his staff for their help during the flooding and for use of some of the Airport equipment. Everyone's efforts saved a lot of resident's homes from flooding.
- Directors Widmer, Mendez, Rooney and Kolssak had no comments.

E. Correspondence and Chairman's Comments

Chairman Englehardt commented on the following:

- Young Eagles event held on Saturday, September 6th was very well run and was very successful. He thanked Richard Steinbrecher for his efforts. He also thanked Al Palicki, Mark Costa and Pam Kavanaugh of Signature Flight Support for their help. It was a beautiful day and the Chairman's son enjoyed his piloting duties.
- Reminder that on Sunday, September 28th, there will be a Palwaukee & Sky Harbor pilot's reunion held at Chevy Chase Country Club.

VIII. Old Business

A. Continued discussion of T-Hangars

- Director Rooney commented on the T-Hangar market study. He feels it's unfortunate that the financing is not available to continue with the project due to the delay in the FAA reimbursement for the RSA property. He recommended that the Airport go with a private RFQ and give the Airport Manager direction to see if the private sector can come in with some affordable alternatives. The Airport Manager suggested doing a letter of interest first before entering into an RFQ that can cost money. This can be accomplished in two months.
- Director Mendez questioned the average cost of T-Hangars at our Airport at this time compared to other Airports. He feels that even with the cost of steel doubling, the cost of labor has not doubled. He feels we should still be able to move forward with the T-Hangar construction.
- Director Kolssak would like to see a survey on our website as well as polling members of PAPA and CEAA to quantify the demand for T-Hangars at $800 month. Another option would be to call everyone on the waiting list to see if

they would be willing to pay $800 month to be at this Airport. He feels that we need to gather more data before continuing with the project.

- Director Ahlstedt commented that several months ago Signature Flight Support offered a reduced rate to people on the T-Hangar waiting list and current tenants and didn't get any new takers. She would like to send out a questionnaire to those people to find out why they didn't take the offer.
- Airport Manager asked for the board's opinion that given the outstanding debt that the Airport is currently carrying, and the current economy, do they still even want to build T-Hangars at the current market rate. Do they want to take on the additional debt?
- The Chairman noted that until the Taxiway Lima project is in process and the old T-hangars are demolished there really is no urgent need to provide T-hangars to current tenants. His opinion is to defer the T-Hangar construction until we can do the entire project.
- Director Ahlstedt commented that it's too bad that no special fund was ever created for replacement T-Hangars with the income generated from the current T-Hangars.
- The Airport Manager reported on the current condition of the Quonset hangars and the reasons for the current vacancies.
- The Chairman noted that based on the vacancies and the availability of space in areas two and three that presently there is less demand for aircraft storage. He would like to defer this subject for one year.

Director Rooney made a motion to defer the T-Hangar project for one year with the direction of the Airport Manager to proceed with a letter of interest from the private sector. Director Ahlstedt seconded the motion. The motion was carried by a voice vote. Director Mendez voted nay.

IX. New Business

None

X. Executive Session

None

XI. Action Taken from Executive Session

None

XII. Adjournment

A motion was made by Director Kolssak and seconded by Director Rooney to adjourn the meeting. The motion was unanimously approved by a voice vote. The Meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Darlene Ahlstedt

Darlene Ahlstedt
Secretary

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