

CHICAGO EXECUTIVE AIRPORT LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO(S): 24-031

DATE OF BOARD MEETING: October 16, 2024

TITLE OF ITEM SUBMITTED: Resolution 24-031 – A Resolution Authorizing the Payment of Claims

SUBMITTED BY: Jeffrey J. Miller A.A.E., ACE, Executive Director

BASIC DESCRIPTION OF ITEM¹: Check Register (The expenditures contained within are provided for in the current Airport Budget)

BUDGET²: N/A

BIDDING³:

EXHIBIT(S) ATTACHED: Check Register

RECOMMENDATION: To approve

SUBMITTED FOR BOARD CONSIDERATION: Jeffrey J. Miller A.A.E., ACE, Executive Director

¹ The purpose of the proposed item and a description of same. If the issue is site specific a map must be attached to the memorandum.

² If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).

³ If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered

RESOLUTION NO. 24-031

A RESOLUTION AUTHORIZING THE PAYMENT OF CLAIMS

WHEREAS the Chicago Executive Airport Board of Directors is empowered by the Intergovernmental Agreement between the City of Prospect Heights and the Village of Wheeling to authorize agreements, purchases, expenditures, and contracts for items previously approved in the annual budget; and,

WHEREAS in the operation of the Chicago Executive Airport the Board of Directors has incurred certain obligations for payment of debts legally incurred in accordance with the adopted budget; and,

WHEREAS it is in the best interests of the Board of Directors to meet those obligations in a timely manner,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHICAGO EXECUTIVE AIRPORT, that expenditures in the amount of \$216,100.98 on the attached Check Register dated October 11, 2024, are hereby approved.

Director _____ moved, seconded by Director _____ that Resolution No. 24-031 be adopted.

Director Berman _____

Director Kiefer _____

Director Hellyer _____

Director Lang _____

Director Kearns _____

Director Saewert _____

ADOPTED this 16th day of October 2024, by the Board of Directors of the Chicago Executive Airport.

D. Court Harris
Chairman

ATTEST:

Steve Berman
Secretary

CHICAGO EXECUTIVE AIRPORT LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO. 24-032

DATE OF BOARD MEETING: October 16, 2024

TITLE OF ITEM SUBMITTED:

**A RESOLUTION RECOMMENDING APPROVAL OF THE PURCHASE AND SALE BETWEEN
CHICAGO EXECUTIVE AIRPORT AND PWK HANGARS, LLC**

SUBMITTED BY: Jeffrey J. Miller, A.A.E., ACE, Executive Director

BASIC DESCRIPTION OF ITEM¹: Section 3.A(6) of the Intergovernmental Agreement requires the Chicago Executive Airport Board and the Municipalities to approve any land acquisitions for the Airport. CEA staff has, subject to approval of the CEA Board and the Municipalities, negotiated a Purchase and Sale Agreement for the acquisition of the former Ramada Inn parcel on South Milwaukee Avenue for a purchase price of \$3,343,750.00.

BUDGET²: The purchase price is provided for in the Amended Budget.

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Purchase and Sale Agreement

RECOMMENDATION: To approve the Purchase and Sale Agreement and direct staff to seek approval of the Purchase and Sale Agreement from the Municipalities.

SUBMITTED FOR BOARD APPROVAL: Jeffrey J. Miller, A.A.E., ACE, Executive Director

¹ The purpose of the proposed item and a description of same. If the issue is site specific a map must be attached to the memorandum.

² If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).

³ If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered.

RESOLUTION NO. 24-032

A RESOLUTION RECOMMENDING APPROVAL OF THE PURCHASE AND SALE BETWEEN CHICAGO EXECUTIVE AIRPORT AND PWK HANGARS, LLC

WHEREAS, Chicago Executive Airport and PWK Hangars, LLC have entered into a Binding Memorandum of Understanding with Sky Harbour, LLC relating to the acquisition by Sky Harbour of the former Ramada Inn property via auction and the subsequent sale to Chicago Executive Airport; and,

WHEREAS, Sky Harbour did acquire and close on the acquisition of the property commonly referred to as the former Ramada Inn site; and,

WHEREAS, pursuant to the Memorandum of Understanding, CEA has negotiated a Purchase and Sale Agreement with PWK Hangars, LLC for the acquisition of the former Ramada Inn site for a total purchase price of \$3,343,750.00 subject to the approval of the CEA Board and approval of the Municipalities; and,

WHEREAS, the Chairman and the Board of Directors have reviewed the proposed Purchase and Sale Agreement; and

WHEREAS, the Chairman and the Board of Directors deem it to be in the best interest of Chicago Executive Airport to approve the Purchase and Sale Agreement and recommend to the Municipalities that they approve the Purchase and Sale Agreement in accordance with Section 3.A(6) of the Intergovernmental Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CHICAGO EXECUTIVE AIRPORT, that Purchase and Sale Agreement between Chicago Executive Airport and PWK Hangars, LLC is approved and is hereby recommended for approval of the Municipalities. The Board of Directors of Chicago Executive Airport hereby directs staff to take the necessary steps to seek approval of the Purchase and Sale Agreement by the Municipalities.

Director _____ moved, seconded by Director _____ that Resolution No. 24-032 be adopted.

Director Berman _____

Director Kiefer _____

Director Hellyer _____

Director Lang _____

Director Kearns _____

Director Saewert _____

ADOPTED this 16th day of October 2024, by the Chairman and the Board of Directors of Chicago Executive Airport Board of Directors.

ATTEST:

Court D. Harris
Chairman

Steve Berman
Secretary

CHICAGO EXECUTIVE AIRPORT LEGISLATIVE COVER MEMORANDUM

AGENDA ITEM NO. 24-033

DATE OF BOARD MEETING: October 16, 2024

TITLE OF ITEM SUBMITTED:

A RESOLUTION RECOMMENDING APPROVAL OF A BUDGET AMENDMENT

SUBMITTED BY: Jeffrey J. Miller, A.A.E., ACE, Executive Director

BASIC DESCRIPTION OF ITEM¹: Section 4.G(2-3) of the Intergovernmental Agreement requires the Chicago Executive Airport Board to propose approval by the Municipalities of an annual budget. On March 24, 2024, the CEA Board approved its FY 2025 fiscal budget which was subsequently approved by the Municipalities. The Budget needs to be amended to provide for the purchase of the Ramada Inn property from PWK Hangars, LLC.

BUDGET²: Amends budget to provide funds for the purchase of the former Ramada Inn property.

BIDDING³: N/A

EXHIBIT(S) ATTACHED: Budget Amendment

RECOMMENDATION: To approve the Budget Amendment and directs staff to seek approval of the Budget Amendment from the Municipalities.

SUBMITTED FOR BOARD APPROVAL: Jeffrey J. Miller, A.A.E., ACE, Executive Director

¹ The purpose of the proposed item and a description of same. If the issue is site specific a map must be attached to the memorandum.

² If applicable, provide all budgetary considerations as follows: is the item covered in the current budget; fund(s) the item is to be charged to; expenses per fund(s) and total cost; and necessary transfer(s) or supplemental appropriation(s).

³ If applicable, describe the bidding process and results for purchases and contracts. If applicable, state whether or not any particular city, state or federal program was considered.

RESOLUTION NO. 24-033

A RESOLUTION RECOMMENDING APPROVAL OF THE BUDGET AMENDMENT

WHEREAS, Chicago Executive Airport and PWK Hangars, LLC have entered into a Binding Memorandum of Understanding with Sky Harbour, LLC relating to the acquisition by Sky Harbour of the former Ramada Inn property via auction and the subsequent sale to Chicago Executive Airport; and,

WHEREAS, Sky Harbour did acquire and close on the acquisition of the property commonly referred to as the former Ramada Inn site; and,

WHEREAS, pursuant to the Memorandum of Understanding, CEA has negotiated a Purchase and Sale Agreement with PWK Hangars, LLC for the acquisition of the former Ramada Inn site for a total purchase price of \$3,343,750.00 subject to the approval of the CEA Board and approval of the Municipalities; and,

WHEREAS, It is necessary to amend the FY 2025 Budget to provide for the purchase of the former Ramada Inn property; and

WHEREAS, the Chairman and the Board of Directors have reviewed the proposed Budget Amendment; and

WHEREAS, the Chairman and the Board of Directors deem it to be in the best interest of Chicago Executive Airport to approve the Budget Amendment and recommend to the Municipalities that they approve the Budget Amendment in accordance with Section 4.G(2-3) of the Intergovernmental Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF CHICAGO EXECUTIVE AIRPORT, that the Budget Amendment is approved and is hereby recommended for approval of the Municipalities. The Board of Directors of Chicago Executive Airport hereby direct staff to take the necessary steps to seek approval of the Budget Amendment by the Municipalities.

Director _____ moved, seconded by Director _____ that Resolution No. 24-033 be adopted.

Director Berman _____

Director Kiefer _____

Director Hellyer _____

Director Lang _____

Director Kearns _____

Director Saewert _____

ADOPTED this 16th day of October 2024, by the Chairman and the Board of Directors of Chicago Executive Airport Board of Directors.

ATTEST:

Court D. Harris
Chairman

Steve Berman
Secretary