

**MINUTES OF SPECIAL BOARD MEETING  
OF WAUKEGAN PORT DISTRICT**

**February 26, 2014**

**55 S. Harbor Place, Waukegan, Illinois  
Harbor Control Building**

**Board Members Present:**

Jorge Torres, Mike Melius, Joe Legat, Grant Farrell

**Board Members Absent:**

Dale Johnson, Randy Podolsky, Gene Bach

**District Counsel Present:**

Thomas A. Morris, Jr.

**Staff Present:**

Chris Peters, Jamie O'Meara, Jim Stanczak, Brion O'Dell

**Other Attendees:**

Frank Bucaro of Landmark Aviation, Roy Czajkowski

**1. Call to Order**

**2. Landmark Aviation Waukegan LLC assignment to Piedmont Hawthorne, LLC**

Mr. Morris explained the Landmark leases have evolved over thirty plus years from individual entities finally to DB Aviation who had sold to Landmark in 2010. An inventory of the Leases is attached to the Assignment which was re-assigned a couple of years ago. Mrs. Peters had provided copies of the assignments. The original Assignment from DB to Landmark included that Landmark would pay the sponsor's share of pavement repairs outside their facility. The time limit on that payment was expiring in 2015 and will be extended pursuant to this agreement. We had requested the amount be raised to cover the percentage imposed by the State, but Landmark had declined additional money. Mr. Morris recommended consent to the lease assignment be approved.

On motion of Mr. Farrell to approve the Consent to Lease Assignment, seconded by Mr. Melius, all members present voted aye and the Chairman declared the motion carried.

**3. Agreement for NFR Letter between 3 East Clayton Street, LLC and Waukegan Port District**

Mr. Morris worked on revisions to the NFR Agreement with 3 East Clayton Street LLC. They approved the changes. An NFR is a benefit but the question remains whether it will suffice in five years or a future date and should be obligated to pay if the NFR has no benefit to us.

Mr. Farrell questioned a budget for the project and was told a similar project for the News Sun building survey and demolition was about \$200,000. Mr. Melius added there is no obligation if the property is not developed.

On motion of Mr. Farrell to approve the NFR, seconded by Mr. Melius, on a roll call vote, all members present voted aye and the Chairman declared the motion carried.

Mr. Torres commented the position for Executive director had been posted and that Messrs. Farrell and Legat would spearhead the review committee. A meeting on the 18th at 10:00 AM with Messrs. Torres, Farrell, Stanczak and Bucaro was mentioned.

There being no further business, on motion of Mr. Melius to adjourn the meeting, seconded by Mr. Farrell, all members present voted aye, and the Chairman declared the motion carried. The meeting adjourned.

APPROVED:

  
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Jorge M. Torres, Chairman

  
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Grant B. Farrell, Secretary