

MINUTES OF REGULAR MEETING  
WAUKEGAN PORT DISTRICT BOARD

February 20, 2019  
4:00 p.m.

Waukegan Harbor and Marina  
Harbor Control Building-Conference Room  
55 South Harbor Place, Waukegan, IL

The following Board members were present:

Tom Evers, Member  
Bob Hamilton, Treasurer  
Joe Legat, Member  
Billy McCaffrey, Member  
Jorge Torres, Member and Assistant Treasurer  
Grant Farrell, Board Chairman

The following Board member was absent:  
Gene Bach, Member and Historian

The following Board officer was absent:  
Randy Podolsky, Secretary

District Counsel  
Peter Friedman

Members of the Port District Staff present:  
Alain Giudice, Founders 3 Senior Vice President, Marina Division  
Phil Cook, Founders 3, Manager, Marina Accounting  
Skip Goss, F3 Aviation, General Manager, Airport  
Joe Seidelmann, F3 Marine, General Manager, Harbor  
Cathy Smith, F3 Aviation, Assistant General Manager, Airport  
Mary McCarthy, F3 Marine, Staff Accountant  
Mary Louise Schram, F3 Aviation, Administrative Assistant

Call to Order

Chairman Farrell called the meeting to order at 4:00 PM.

Roll Call

Pledge of Allegiance led by Mr. Legat

Approval of Remote Participation/Voting – none

Treasurer's Report

Mr. Hamilton, on behalf of the Committee, recommended that the Board approve the January check register and financials.

Ad Hoc Chairman's Committee Reports - none

Public Comments – none

Consent Agenda

Motion by Mr. Evers, second by Mr. Hamilton:  
To establish the Consent Agenda

On a voice vote, all members present voted aye and the Chairman declared the motion carried.

- January 2019 Regular Board Meeting Minutes
- January 2019 Check approval
- January 2019 Financials
- Resolution 2019-R-07 Resolution Approving Proposal from the Center for Regional Development for a Report on the Direct, Indirect and Induced Impacts of Waukegan Harbor and Marina
- Resolution 2019-R-08 Resolution Approving Settlement of Claims Against Larsen Marine Service, In. for Cleanup of Environmental Contamination of the Crane Site

Motion by Mr. Evers, second by Mr. Hamilton:  
To approve the items on the Consent Agenda

On the following roll call vote, the Chairman declared the motion carried:

Aye:.....Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres  
 No:.....none  
 Absent:.....Mr. Bach  
 Abstain:.....none

Agenda

- Resolution 2019-R-06 A resolution Extending the Tax Previously Levied for the Year 2018
- Resolution 2019-R-09 A Resolution Abating the Tax Previously Levied for the Year 2018

The Chairman acknowledged the two resolutions before the Board, to Levy or Abate 2018 taxes. Chairman Farrell recommended that the Board vote to abate 2018 taxes. The Chairman stated that he will meet individually with each Board member before November 1, 2019, to ensure the choices are well understood before the vote on 2019 taxes.

The Board generally discussed the 2015 Bond, with Mr. Cook noting that it as a general obligation bond that is not tied to specific revenue sources.

Chairman Farrell requested Board members direct additional questions to him to obtain and share answers.

Motion by Mr. Evers, second by Mr. McCaffrey:

- To approve Resolution 2019-R-09 A Resolution Abating the Tax Previously Levied for the Year 2018

On the following roll call vote, the Chairman declared the motion carried:

Aye:.....Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres  
No:.....none  
Absent:.....Mr. Bach  
Abstain:.....none

#### Harbor General Manager Remarks

Mr. Seidelmann reported that the Harbor experienced a power outage on February 9 that required a full day for ComEd to repair. Mr. Seidelmann updated the Board on the Army Corps of Engineers (ACE) CAP107 project and shared three of the alternatives modeled by ACE noting that the alternatives under consideration by ACE are methods to mitigate sand migration. Mr. Seidelmann attended a City of Waukegan Council meeting to share the impact of the government pier reconstruction by ACE this summer and specifically to describe how the project will limit public access. WPD is working with the City to provide alternative access to the Harbor during the construction period. The plan will be posted on the WPD website and on social media, once it is available. Fishing at the south dock will remain open. The construction will occur on Monday through Fridays and no evening or weekend hours are scheduled. Mr. Seidelmann noted that the pier reconstruction is good for Waukegan. The Waukegan Harbor and Marina will be represented at the Northern Illinois Boat Show being held February 28 through March 3, at the Lake County Fairgrounds. Mr. Seidelmann updated the Board on the 2019 slip rentals noting that the numbers are slightly down but attributing the decline to the recent bad weather, adding that he expects the numbers to bounce-back when the weather improves.

#### Airport General Manager Remarks

Mr. Goss reported that the recent inclement weather, both snow and ice, are chipping into the operational budget as much of the snow has been occurring on weekends. He also reported that the added cost for deicing is \$2K for each deicing pass. Mr. Goss acknowledged the work of the Airport maintenance crew and their exceptional ability to keep the runways clear and, consequently, the Airport open, adding that the tenants and users of the Airport are extremely pleased with their service. Mr. Goss informed the Board that Palwaukee has closed runways due to weather and that their air traffic was redirected to Waukegan National Airport. Mr. Goss reported that-CMT refreshed our Aviation Forecast for the FAA and confirmed the purpose and need of the 7,000 foot replacement runway. Mr. Goss gave special recognition to Ms. Smith for her persistence to get a \$175K reimbursement from the State of Illinois.

#### Chairman Remarks – Grant Farrell

Chairman Farrell reminded Board members that one member in addition to himself is welcome to attend the management meetings with the general managers. He directed the members to call Ms. Schram to schedule their participation. The Chairman reminded Board members that their will receive the notices regarding Economic Interest Statements on or near March 15 and the individual responses are due to the State of Illinois by May 1, 2019. Chairman Farrell stated that he and Mr. Seidelmann met with representatives of the Greater Waukegan Development Coalition (GWDC) and that GWDC is expanding into more communities and their new name will represent their expanded reach. The Chairman announced that WPD elected not to manage or support any festivals on WPD property this summer. There are areas for festivals available and

groups are encouraged to contact the City of Waukegan to coordinate their festival plans. Chairman Farrell informed the Board that WPD sent a letter to The Harbor's Edge stating that they are in violation of their lease and that they must comply with the lease terms or vacate, adding that he has not received a response to the letter. Chairman Farrell noted that the Economic Interest Analysis is underway for the Harbor and Marina. He is working with Senator Link to ensure that the economic impact to Waukegan and the surrounding county is well understood. The Board generally discussed the need to obtain a more focused and informed understanding of any future projects that affect the District. Chairman Farrell thanked everyone for their input on the project-to-date. Mr. Hamilton added that by moving and consolidating bank accounts last year, that the District has moved from about \$100 interest earned each month to approximately \$3,000 in interest earned per month. Chairman Farrell and the Board members acknowledged the financial benefit of this change.

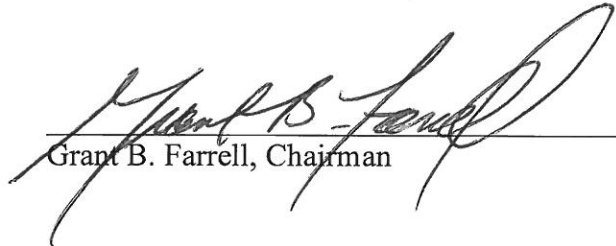
Adjournment

Motion by Mr. Hamilton, second by Mr. Evers:  
To adjourn.

All members present voted aye and the Chairman declared the meeting ended.

Meeting adjourned at 4:35 PM

APPROVED



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Grant B. Farrell, Chairman