

MINUTES OF REGULAR MEETING
WAUKEGAN PORT DISTRICT BOARD

June 19, 2019
4:00 p.m.

Waukegan National Airport
Airport Administration Office – Conference Room
2601 Plane Rest Drive, Waukegan, IL

The following Board members were present:

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

District Counsel
Peter Friedman

Members of the Port District Staff present:

Phil Cook, Founders 3, Manager of Finance & Operations, Marina Division
Alain Giudice, Founders 3, Senior VP Marina Division
Skip Goss, F3 Aviation, General Manager, Airport
Joe Seidelmann, F3 Marina, General Manager, Harbor
Robert Kutzler, F3 Marina, Director of Marketing and Special Events
Cathy Smith, F3 Aviation, Assistant General Manager, Airport
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

Approval of Remote Participation/Voting

Motion by Mr. Hamilton, second by Mr. Torres:

To approve remote participation at the meeting for Mr. Evers who is unable to attend in person due to business travel.

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

Chairman Remarks – Grant Farrell

The Chairman reported that he:

- Met with Senator Link regarding the changes to the proposed legislation
- Met with Mr. Hamilton and Mr. Goss regarding Airport leases and other matters
- Noted that Mr. Goss met with LCFPD to discuss the letter of intent needed for the Runway 5-23 expansion
- Participated in two management meetings with the General Managers
- Met with the City of Waukegan regarding various joint matters
- Consulted with Legal Counsel as needed on various legal matters
- Updated the location of the Board meetings for the remainder of 2019 to the Airport and provided a handout of the updated schedule to Board members

Chairman Farrell requested that Resolution 2019-R-19 Recognition of Bob and Debbie Gassman Rescue of Distress Boaters be moved to this point in the agenda. He then asked Mr. Seidelmann to share with the Board Members and audience the reason that Mr. and Mrs. Gassman were being recognized by the Waukegan Port District. The Board and audience responded with a standing ovation and applause for Mr. and Mrs. Gassman who thanked the Board.

Motion by Mr. Torres, second by Mr. Hamilton
To approve Resolution 2019-R-19

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

Board/Public Comment – none

Treasurer's Report

Mr. Hamilton reported that it was the committee's recommendation to approve the May 2019 Check Register.

Ad Hoc Chairman's Committee Reports - none

Consent Agenda

- May 2019 Regular Board Meeting Minutes
- May 2019 Special Meeting Minutes
- May 2019 Closed Board Meeting Minutes
- May 2019 Check Approval
- May 2019 Financials

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

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

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

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

Aye:.....Mr. Bach, Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres

No:.....none
Absent:.....none
Abstain:.....none

Agenda

- Resolution 2019-R-20 Confirming the Engagement of Bond Counsel Ice Miller

Motion by Mr. Torres, second by Mr. Bach:

To approve Resolution 2019-R-20 Confirming the Engagement of Bond Counsel Ice Miller

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

Aye:.....Mr. Bach, Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres

No:.....none

Absent:.....none

Abstain:.....none

Chairman Farrell requested District Counsel Peter Friedman read the Bond Ordinance:

- 2019-O-02 An ordinance authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2019 of the Waukegan Port District, Lake County, Illinois, in an aggregate principal amount not to exceed \$2,600,000 for the purpose of financing the costs of certain capital projects within the District and paying for costs related thereto.

Motion by Mr. Torres, second by Mr. Hamilton:

To approve Ordinance 2019-O-02 authorizing the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2019 of the Waukegan Port District, Lake County, Illinois

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

Aye:.....Mr. Bach, Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres

No:.....none

Absent:.....none

Abstain:.....none

Airport General Manager Remarks

Mr. Goss reported that the Lake County Veterans Memorial (LCVM) organization is very focused on raising funds this summer so that the Plaza can be finished in time to host a dedication ceremony at the Lake County Veterans Memorial Plaza on Veterans Day, November 11, 2019. He stated that it is estimated that approximately \$300,000 is needed to finish the Plaza per the original plan. All donations are welcome.

Mr. Goss attended a Lake County Forest Preserve District Planning Committee meeting to request an updated letter of intent for the LCFPD land needed to extend the proposed Airport runway extension. The prior letter of intent expired before the environmental assessment could be completed. The first step is to update the prior letter of intent with new dates. An intergovernmental agreement is the next step after the environmental assessment is completed. Mr. Goss and Mr. Evers both noted that LCFPD have been great partners throughout the process.

Mr. Goss stated that he is meeting with representatives of the Mayor's office to see if the Airport could qualify for some of the state infrastructure dollars that were recently reported in the news. Mr. Goss reported that he is identifying and interviewing PR firms to lead WPD through the Airport Authority process. He is focused on strategy and pricing in his evaluation. At a recent meeting, Mr. Goss reported the possibility of local unions picketing an Airport construction site. The private developer decided to use union labor for the project.

- Resolution 2019-R-14 Construction Phase Services by Hanson for Entrance Road Rehab

Motion by Mr. Hamilton, second by Mr. Bach:

To approve Resolution 2019-R-14 Construction Phase Services by Hanson for Entrance Road Rehab

Discussion: Mr. Goss reported that the McAree project was scheduled for completion last year, but the State of IL dropped the ball on the project. Because of the delay, Mr. Goss requested the addition of a sidewalk to the planned road improvements, and the State agreed. This changed the scope of the project and the paperwork is being updated per the documents provided as support to this resolution. The local share was paid in 2018 and the incremental increase of adding the sidewalk to the project increased the local share and the add-on cost will be paid in 2019. Mr. Goss will ask the City of Waukegan if there is an opportunity to work together on this project, noting that the City in 2018 completed the McAree road improvements from Yorkhouse Rd. to Edgewood Rd.

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

Aye:.....Mr. Bach, Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres

No:.....none

Absent:.....none

Abstain:.....none

- Resolution 2019-R-18 Design Services Amendment No. 1 Services by Hanson for Entrance Road Rehab

Motion by Mr. Torres, second by Mr. Hamilton:

To approve Resolution 2019-R-18 Design Services Amendment No. 1 Services by Hanson for Entrance Road Rehab

Discussion: Mr. Goss stated that this matter is also part of the McAree Road rehab, previously discussed at today's meeting.

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

Aye:.....Mr. Bach, Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres

No:.....none

Absent:.....none

Abstain:.....none

Harbor General Manager Remarks

Mr. Seidelmann discussed the launch ramp pilings, piers, commercial markers, and other damaged areas due to the high Lake Michigan waters and the need for the Maintenance staff to mark them for extreme water events, such as the recent seiche. He noted that new solar lighting was installed in the parking lot and, weather permitting, parking lot striping will be completed. Mr. Seidelmann reported that slip sales are down by 16 slips, adding that Chicago has docks that are underwater due to the recent weather and that he is trying to attract those boaters to WPD. Representative Brad Schneider visited the Harbor to review the pier rehab with representatives of the Army Corps of Engineers (ACE); the pier rehab is scheduled for completion in August 2019. Mr. Seidelmann reported that Big Lake Marine is providing repairs and maintenance services in addition to inspecting and repairing the broken concrete sections. The Harbor hosted two boater events: a Meet and Greet and a Father's Day Craft Beer Tasting event and they will participate in the upcoming Chicago to Waukegan race. Thirty-three boats have rented slips and the Yacht Club has 114 boats scheduled for the race. Mr. Seidelmann reported that the Harbor stop on the Art Walk is developing into a good event. A food truck was available last weekend and plans to return. Fuel sales are up, fishing activity is increasing, and launch revenues are expected to be higher. Congressman Brad Schneider shared information regarding a number of grants that WPD should consider: a 2019 Federal Port Security grant for infrastructure improvement that WPD is eligible for because of our deep draft status, an Access Development grant, and a watershed development grant. Mr. Seidelmann will explore all grant opportunities and Edgewater Resources

will visit net week and work with Weykamp (master plan) to complete the engineering analysis needed to apply for grants. Mr. Seidelmann reported that there has been no interest in using our port by owners of boats greater than 70 feet.

Closed Session at 4:35 PM

Motion by Mr. Hamilton, second by Mr. Torres:

To move to closed session for the purpose of discussing pending litigation and disposition of real estate.

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

Aye:.....Mr. Bach, Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres

No:.....none

Absent:.....none

Abstain:.....none

Reconvene to Open Session at 4:45 PM

Present: Chairman Farrell, Mr. Bach, Mr. Evers, Mr. Hamilton, Mr. Legat, Mr. McCaffrey, Mr. Torres

Adjournment – 4:45 PM

Motion by Mr. Hamilton, second by Mr. Torres:

To adjourn

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

Meeting Adjourned at 4:45 PM

APPROVED



Grant B. Farrell, Chairman