

MINUTES OF THE SPECIAL MEETING
WAUKEGAN PORT DISTRICT BOARD

November 10, 2020
9:00 AM

Virtual Meeting via Zoom – Open to Public
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Members of the public who join the meeting will hear the full meeting while on the call.
Callers will be muted until the Public Comment section of the Agenda where each will be given an opportunity to speak to the Board

The following Board members were present:

Grant Farrell, Board Chairman
Gene Bach, Member and Historian
Tom Evers, Member
Joe Legat, Member
Billy McCaffrey, Member
Greg Petry, Member

The following Board member was absent:

Ben Veal, Member

The following Board Officer was present:

Bob Hamilton, Treasurer

District Counsel

Peter Friedman

Members of the Port District Staff present:

No members of the Port District Staff were present

Call to Order

Chairman Farrell called the meeting to order at 9:04 AM.

Roll Call

General Counsel's Comments on OMA Compliance and Governor's Executive Orders – Mr. Friedman

Public Comment - none

Agenda

Management Agreement Discussion.

Chairman Farrell began the meeting with brief opening remarks and asked for comments from the Board members regarding the renewal of the F3 management contract.

Mr. Bach discussed a number of issues with various sections of the draft renewal agreement that should be clarified and corrected by the parties. These comments related to fees and other contractual matters and references within the document. Mr. Bach also raised concerns about the nature and extent of the District's procurement policy and incorporating that into day to day procurement issues, particularly as managed by F3. Mr. Bach also expressed concern regarding F3's ability and experience in managing the District's various procurement projects.

Mr. Petry stated that he understood Mr. Bach's concerns regarding the procurement policy but that he does not think the policy has actually been implemented or finalized.

Mr. Legat concurred in Mr. Bach's concerns.

Mr. McCaffrey also concurred in Mr. Bach's concerns. Mr. McCaffrey also expressed concerns and disappointment regarding the additional amount owed under the CMT contract and the timing and communication to the Board regarding that situation. Mr. McCaffrey stated that he believed he and the Board members should have been informed sooner.

Mr. Evers suggested that the discussion focus on whether the Board wants to continue utilizing a third party management company or go back and directly employ personnel to run District operations. If the consensus is to continue with the current structure, then the question is whether to negotiate a new contract with F3 or go out for proposals. He stated that he thought the management company structure has improved operations for the District.

Mr. McCaffrey stated that he couldn't make that determination without an analysis of District operations before and after the change to the current structure. Chairman Farrell and Mr. Hamilton said that they would resend that analysis.

Mr. Bach stated that he likes the current concept of a management company structure but wants to build in more control and more construction management expertise and experience.

Mr. Evers stated that he likes the current structure, there are always areas for improvement, and agreed that the District should address the construction management concerns raised by Mr. Bach. Mr. Evers also agreed that the Board should have been given more notice and advance explanation regarding the additional CMT invoice.

Mr. Legat stated that his number one goal is the new runway. He stated concern about why Hanson is not used any more. He also stated that additional oversight of the CMT contract is necessary.

Mr. Petry stated that the Board should focus on the F3 contract and moving forward under the current structure. He emphasized the need to get the runway built, address areas for improvement and resolve the contract issues raised by Mr. Bach.

Mr. Bach reiterated the need to resolve the procurement policy issues and to engage F3 on the construction management issues.

There was a consensus that additional language should be included in the F3 contract to provide a process for raising concerns regarding F3 staff performance issues. Mr. Friedman stated that he would work to add these provisions into the contract.

Adjournment

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

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

Aye:.....Mr. Bach, Mr. Legat, Mr. McCaffrey, Mr. Evers, Mr Petry
No:.....none
Absent:.....Mr. Veal
Abstain:.....none

Meeting Adjourned at 9:38 AM

APPROVED



Grant B. Farrell, Chairman