

MINUTES OF THE REGULAR MEETING
WAUKEGAN PORT DISTRICT BOARD

December 15, 2021
4:00 PM.

Virtual Meeting via Zoom – Open to Public
Join Zoom Meeting by phone

Call: 1 (312) 626-6799
Enter Meeting ID & Password when prompted
Meeting ID: 859 9236 3962 Password: 819402

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 allowed to speak to the Board

The following Board members were present:

Gene Bach, Member and Historian
Tom Evers, Chairman Pro Tem and Secretary
Joe Legat, Member
Billy McCaffrey, Member
Greg Petry, Member
Ben Veal, Member
Grant Farrell, Board Chairman

The following Officer was present

Bob Hamilton, Treasurer

District Counsel

Peter Friedman

Members of the Port District Staff present:

John Matheson, Founders 3, President
Rick Taig, Founders 3 Airport, Director of Operations
Erika Krivitz, Founders 3, Manager of Accounting & Finance, Marina Division
Skip Goss, F3 Airport, General Manager/Director, Airport
Max Pekcan, F3 Marina, General Manager, Harbor
Mary McCarthy, F3 Marina, Staff Accountant
Cathy Smith, F3 Airport, Administrative Director
Edith Guerrero, F3 Airport, Administrative Director (trainee)
Mary Louise Schram, F3 Airport, Governmental Affairs & WPD Board Liaison

Call to Order

Chairman Farrell called the meeting to order at 4:02 PM.

Roll Call

Pledge of Allegiance

General Counsel's Comments on OMA and the Governor's Executive Orders

Chairman Remarks

Chairman Farrell welcomed Board Members, guests, and public members to the meeting.

The Chairman reported that he met three times with the staff over the last month. Chairman Farrell reviewed the updated Board Meeting guidelines, noting that Board packets were available the Friday before the meeting for members. The Chairman stated that the insurance renewal process is proceeding. Chairman Farrell reported that he, along with the General Managers, Ms. Schram, and leaders from other agencies and nonprofits that provide services to the City of Waukegan, attended a meeting focused on interagency cooperation sponsored by Mayor Taylor, organized by Alderman Florian.

F3 Remarks –

Mr. Matheson introduced Max Pekcan, Waukegan Harbor and Marina General Manager, to the Board.

Mr. Pekcan thanked the Board for the warm welcome received as he joined WPD. He stated that he is available at all times and looks forward to working with the staff and leadership of WPD.

Public Comment – Public members requesting to address the Board did so.

Treasurer's Report

Mr. Hamilton reported that the Committee recommends Board approval of the November 2021 electronic transfers and check register.

Mr. Hamilton stated that he would make his comments regarding levy/abate after the resolution is presented as a motion. Mr. Hamilton noted that Mr. Petry is coordinating with the General Managers to assemble a capital projects list, and the first meeting is tomorrow.

Ad Hoc Committees – none

Consent Agenda

- November 17, 2021, Regular Board Meeting Minutes
- November 17, 2021, Closed Board Meeting Minutes
- November 2021, Electronic Transfer and Check Approval
- November 2021, Financials
- 2021-R-38 Resolution Approving Appointment of the Waukegan Harbor & Marina General Manager and Approval of Banking Privileges
- 2021-R-39 Resolution Approving Sikich Consultant Services Agreement and Statements of Work for 2021

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

To establish the Consent Agenda

Discussion – none

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

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

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

Discussion - none

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

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

Agenda

- 2021-R-40 Resolution Abating the Tax Previously Levied for the Year 2021 (2015 Series General Obligation Bond)

Motion by Mr. Veal, second by Mr. Petry:

To approve Resolution 2021-R-40, Abating the Tax Previously Levied for the Year 2021 (2015 Series General Obligation Bond)

Discussion – It was noted that WPD had a successful but stressful year, and WPD did not need to access the Wintrust bridge loan. WPD staff were thanked for this achievement. It was acknowledged that WPD is likely to continue with the same fiscal model in 2022 by putting off some capital investment by abating the levy. The Board solicited both General Managers who stated that they support abating the levy. Mr. Hamilton was thanked for his supervision and diligence on this topic.

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

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

- 2021-R-41 Resolution Abating the Tax Previously Levied for the Year 2021 (2019 Series General Obligation Bond)

Motion by Mr. Petry, second by Mr. Veal:

To approve resolution 2021-R-41, Abating the Tax Previously Levied for the Year 2021 (2019 Series General Obligation Bond)

Discussion - none

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

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

- Update on Insurance Renewal Status

Mr. Goss updated the Board, stating that the insurance renewal documents are completed and West's Insurance has been doing a great job for WPD. The insurance RFP will be issued in 2022 for the 2023 renewal. The Board generally discussed the fuel tanks at the Harbor and their anticipated replacement. In response to a question, Mr. Goss added that the Airport has environmental risk insurance for the closed landfill on the property.

Airport General Manager Remarks (operations/status)

Mr. Goss welcomed Edith Guerrero to the Airport staff and presented her role and background to the Board. Mr. Goss reported that the FAA is making good progress with their review of the Environmental Assessment (EA), and comments from the FAA are expected by the end of the year. The current timeline remains the same, with the public hearing for the replacement runway in the Spring.

Harbor General Manager Remarks (operations/status)

Mr. Pekcan reported on the transition of responsibilities from Mr. Seidelmann to himself, including SOPs, obtaining quotes for repairs to the Teece building, status of the North Shore Gas (NSG) clean-up, and the general acquisition of knowledge about WPD, specifically the Harbor, before the season begins. Mr. Pekcan stated that he is developing additional revenue sources and will report on his progress at future meetings.

Board Comments

The Chairman reported forming an Ad Hoc Committee to review the various topics related to the Waukegan Yacht Club organization and building. Members of the Committee are Mr. McCaffrey, Mr. Pekcan, and Chairman Farrell.

Mr. Friedman stated that Mr. Sanchez accepted the WPD offer without any changes and the Chairman will execute the settlement agreement.

Mr. McCaffrey asked if F3 has any liability regarding the July 4th matter. The Chairman stated that he discussed the matter with Mr. Matheson. The Chairman reported that Mr. Matheson does not believe that the liability rests with F3 and that F3 is not culpable. Mr. Friedman noted that the District's agreement with F3 does contain a broad indemnification provision. The matter was referred to closed session.

(Note: Mr. Evers left the meeting at 4:38 PM)

Closed Session – 4:38 PM

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

To move to closed session for the purpose of probable or imminent litigation under Section 2(c)(11) of the OMA.

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

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

Absent:.....none
Abstain:.....none

Reconvene to Open Session – 5:00 PM

Present: Chairman Farrell, Mr. Bach, Mr. Legat, Mr. McCaffrey, Mr. Petry, Mr. Veal, Mr. Hamilton (Officer)

Chairman Farrell thanked the Board for their contributions throughout the year, noting his appreciation of their input. Lastly, he wished everyone good wishes for the season and a healthy and happy new year.

Adjournment – 5:05 PM

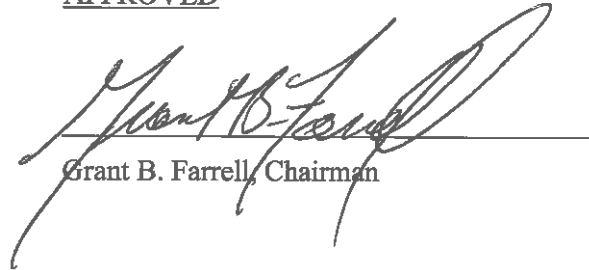
Motion by Mr. Petry, second by Mr. Bach:
To adjourn

Discussion - none

Upon a voice vote, the Chairman declared the motion carried unanimously:

Meeting Adjourned at 5:05 PM

APPROVED



Grant B. Farrell, Chairman