

**WAUKEGAN  
PORT DISTRICT**  
AIRPORT • MARINA • PORT

**AGENDA**

WAUKEGAN PORT DISTRICT  
Board Meeting of 16 November 2022  
4:00 p.m.

Waukegan National Airport  
Administration Office/SRE Bldg.  
2601 Plane Rest Drive  
Waukegan IL 60087

The following Board members were present:

Gene Bach, Member and Historian  
Tom Evers, Secretary (Remote participation)  
Greg Petry, Member (Remote participation)  
Paula Trigg, Member  
Jack Dye, Member  
Ben Veal, Board Chairman

The following Officer was present:

Bob Hamilton, Treasurer

District Counsel

Marcus Martinez

Members of the Port District Staff were present:

Skip Goss, F3 Airport, General Manager/Director, Airport  
Max Pekcan, F3 Marina, General Manager, Harbor  
Edith Guerrero, F3 Airport, Administrative Director  
Mary McCarthy, F3 Marina, Accounting Supervisor, Harbor  
Khalilah Brown, F3 Marina, Board Liaison and Executive Assistant, Harbor  
John Matheson, F3 (Remote participation)  
Matt Bauer, F3 (Remote participation)  
Alain Giudice (Remote participation)

Call to Order

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

Roll Call

Pledge of Allegiance

Approval of Remote Participation/Voting

There was no objection to remote participation by Mr. Petry and Ms. Jones.

Chairman Remarks / F3 Updates

Chairman Ben Veal provided a 30-day update which included his updates to the ad hoc committees. Chairman Veal acknowledged the Yacht Club members attending the meeting. The Chairman cited recent incidents and mentioned the great management of the Harbor & Marina GM and the Airport GM.

# WAUKEGAN PORT DISTRICT

AIRPORT • MARINA • PORT

John Matheson of F3 discussed land development of the harbor by bringing in a developer. Colliers has put together a proposal to put out a national search for a developer. Port District would retain the land and receive a lease payment. Mr. Matheson is asking for this to be put in front of the board for consideration. He remarked that the Port District's master plan needs to be connected with a developer to determine what's actually feasible.

## General Counsel Report

Mr. Martinez reported on the status of Mr. Friedman.

## Public Comment

- Jason Fergurson, Commodore-WYC, requests that discussion of evicting the WYC from the 199 building be tabled until after the club has had an opportunity to present a proposal on how they can improve the marina.
- Kris Maybach, President of WYCYF Junior Sail-explained the club's history and how it relies on the Yacht Club.
- Ray Douglas, yacht club member, WYCYF Junior Sail board member and Anchorage Yacht Club Commodore requested that any change to the club or location be tied to the master plan.
- Jim Maivald, Sail Chairman of WYC and Board Director, advocating for the sail program and the Chicago-Waukegan race as well as other rhagades in the future. He believes these events, with the existing yacht club building, bring spectators to the harbor.
- Bob Klueg, WYC board member, advocating for the club. The Chairman pointed out that there's no interest in eliminating the Yacht Club just changing some rules. Mr. Martinez also clarified that the WYC agenda item is a discussion item and not being put in front of the board at this time.

## Committee Reports

- Policy & Procedures-Evers & Petry
- Marina Relations - Dye & Bach
- Disaster Planning – Jones

In Ms. Jones' absence, Mr. Hamilton reported that she is currently working on the disaster plan.

- RFQ for WPD Insurance

Mr. Petry recommends moving forward with RFQ as the city was successful recently.

On a motion to authorize RFQ by Member Dye, second by Member Trigg, the motion carried:

Aye: Member Bach, Member Trigg, Member Dye, Member Evers

Absent: Jones, Petry

# WAUKEGAN PORT DISTRICT

AIRPORT • MARINA • PORT

## Treasurer's and Finance Report

Mr. Hamilton indicated that he and Ms. Jones went through the finances and check registers. Mr. Hamilton recommends approval of the October Financials and the Electronic Transfer and Check. Ms. Trigg will be the direct contact for Harbor grant being administered by IDOT.

## Consent Agenda

Motion to establish the consent agenda by Member Trigg, second by Member Dye, the motion carried:

Aye: Member Bach, Member Trigg, Member Dye, Chairman Veal, Member Evers

Absent: Jones, Petry

- October 2022, Electronic Transfer and Check Approval
- October 2022, Financials
- September & October 2022 Meeting Minutes

Motion to approve the consent agenda by Member Trigg, second by Member Dye, the motion carried:

Aye: Member Bach, Member Evers, Member Trigg, Member Dye

Absent: Jones, Petry

## Airport General Manager Remarks

Runway project biological assessments are almost complete to be turned over to the FAA for a 30 day review.

Airfield lighting and rehabilitation project is complete. Presentation on capital improvement in Springfield went well.

## Harbor General Manager Remarks

- Master Plan Review Presentation-Mr. Greg Weykamp of Edgewater presented an overview of the Master Plan for Waukegan Harbor & Marina.
- Junior Sail Presentation-Colin Clawson, Program Director for WYC Junior Sail presented the history, overview and reach of Junior Sail to the community. It's important for the program to remain at the WYC because of storage, proximity, and safety.
- Draft Budget Proposal-Mr. Pekcan addressed "Capital Expenses" in the proposal. Mr. Hamilton's concern is the approval process for the projects to be reimbursed from the \$12M grant. Mr. Pekcan gave updates on current harbor projects and plans. The budget will up for approval in December.
- Waukegan Yacht Club Notice to Vacate the 199 Building-Mr. Pekcan clarified the intentions of the Port District in reference to the WYC and Junior Sail.
- 2022-R-32 Resolution Consulting Agreement with Edgewater for Multiple Projects – Motion to approve made by Evers and seconded by Bach.

On the following roll call vote, the motion carried:

Aye: Member Bach, Member Evers, Member Trigg, Member Dye

Absent: Jones, Petry

**WAUKEGAN  
PORT DISTRICT**  
AIRPORT • MARINA • PORT

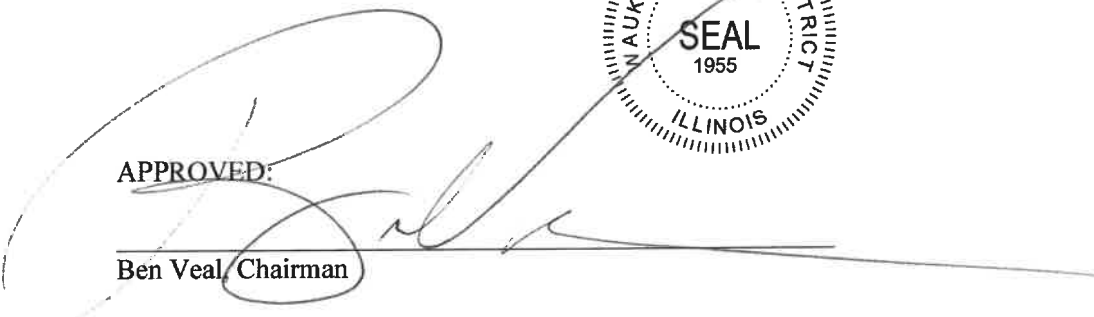
Board Comments

Mr. Dye recognized the WYC members that came to support the yacht club and acknowledged that there has been some confusion on information on what's happening with WYC and the need for more communication amongst the board. Mr. Bach remarked that in regards to development of the harbor, the Port District can find its own broker. Mr. Bach also asked that the WYC find out and report back to the board what will be the requirements to ensure that WYC is still a valid yacht club.

Adjournment

Motion by member Dye to adjourn, second by member Trigg, the motion was passed unanimously by voice vote. The meeting adjourned at 5:58 PM.

APPROVED:

  
Ben Veal, Chairman

