

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

**MINUTES**

WAUKEGAN PORT DISTRICT  
Board Meeting of 15 January 2025  
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-remote  
Jack Dye  
Tom Evers-remote  
Becky Jones-remote  
Greg Petry  
Paula Trigg  
Ben Veal

The following Officer was present:

Bob Hamilton, Treasurer

District Counsel:

Marcus Martinez

Members of the Port District Staff were present:

Skip Goss, F3 Airport, Director, Airport  
Edith Guerrero, F3 Airport, Administrative Director, Airport  
Joe Seidelmann, F3 Marina, General Manager, Harbor  
Rebecca Remshak, F3 Real Estate Services, Marina Accountant-remote  
Lori Mehan, F3 Real Estate Services, Manager of Marina Operations-remote

Call to Order

Chairman Dye called the meeting to order at 4:28pm after a quorum was present.

Roll Call

Pledge of Allegiance

Announcement of Remote Participants

Approval of Remote Participation/Voting

On a motion by Ms. Trigg, seconded by Mr. Veal, remote participation was approved on a unanimous voice vote.

Chairman Remarks

Chairman Dye discussed the importance of goals and requested that board members come up with ideas for improvement with the Port District and steps to work towards those goals. The city of Waukegan is requested a letter of support from the Port District for Better Utilizing Investments to Leverage Development (BUILD) grant application.

General Counsel Report

Mr. Martinez is continuing his work on the F Pier and advises that a survey might be in the District's best interest. Staff will contact the local General Manager at the neighboring organization concerning F Pier.

Public Comment – (3 minutes per person)

Tom McIntosh, boating member – Mr. McIntosh requested an update on the status of dredging in the harbor. Mr. Seidelmann will provide an update to the yacht clubs.

Mike Hathaway, Nightshade and Dark's Pandemonium Brewing – Mr. Hathaway expressed interest in leasing commercial space at the Harbor & Marina for the operation of a business. There was discussion regarding an existing lease at the Harbor & Marina.

Nikki Sullivan, Commodore, Waukegan Yacht Club – Ms. Sullivan expressed her gratitude for having the opportunity to participate in the Chicago Boat Show.

Committee Reports

- Airport – Tom Evers, Ben Veal and Bob Hamilton - None
- Development – Ben Veal and Greg Petry – The committee has a coordinating development meeting with the City of Waukegan on January 17, 2025 at City Hall.
- Capital Improvement – Paula Trigg and Jack Dye – There was no meeting and the engineering consultant is continuing to work on additional documents for IDOT.
- Harbor – Gene Bach and Becky Jones – The committee met with Joe Seidelmann and reviewed leases and vacant spaces at the harbor.
- Intergovernmental - Greg Petry and Tom Evers – The committee met to discuss hosting a legislative breakfast which might include representatives from the city of Waukegan, county of Lake, etc.
- Finance – Bob Hamilton, Becky Jones and Paula Trigg – The committee recommends approval of the financials. Mr. Hamilton discussed a focus on procuring grant funding for the harbor. He also introduced the auditor; Kellen O'Malley was present to provide an overview of the audit process and 2023 audit reports.

Consent Agenda

On a motion by Mr. Veal, seconded by Ms. Trigg, the consent agenda was established by a unanimous voice vote.

- November 2024, Financials
- November 2024, Electronic Transfer and Check Approval
- December 2024, Meetings Minutes (Special and Regular)

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The motion to approve the consent agenda was approved by a unanimous roll call vote on a motion by Mr. Evers, seconded by Ms. Trigg:

Aye: Bach, Evers, Jones, Petry, Trigg, Veal

Nay:

Absent:

Abstain:

Agenda

- 2023 Audit Presentation - Kellen O'Malley, Director with Sikich

- 2025-R-01 Abatement of Tax for Series 2015 Bonds (for 2025)

Motion by Ms. Trigg, seconded by Mr. Veal. The motion was approved by a unanimous roll call vote:

In discussion, Ms. Trigg reiterated her views on having the resolutions for tax abatement detail what the bond was for.

Aye: Bach, Evers, Jones, Petry, Trigg, Veal

Nay:

Absent:

Abstain:

- 2025-R-02 Abatement of Tax for Series 2019 Bonds (for 2025)

Motion by Mr. Veal, seconded by Mr. Petry. The motion was approved by a unanimous roll call vote:

Aye: Bach, Evers, Jones, Petry, Trigg, Veal

Nay:

Absent:

Abstain:

- 2025 Insurance Renewal Proposal – Dane Mall, Alliant Insurance  
Dane Mall presented the 2025-2026 Insurance Renewal Proposal.

- 2025-R-03 Approving Insurance Package Renewal

Motion, as presented, by Ms. Trigg, seconded by Mr. Petry. The motion was approved by a unanimous roll call vote:

Aye: Bach, Evers, Jones, Petry, Trigg, Veal

Nay:

Absent:

Abstain:

Harbor General Manager Remarks

Mr. Seidelmann updated the board on the status of leases and vacancies at the harbor. He also shared details of the past weekend at the Chicago Boat Show.

- 2025-R-04 Approving Lease Agreement (Sam Soranno 2025)

Motion by Mr. Veal, seconded by Ms. Trigg. The motion, as amended to update mailing address, was approved by a unanimous roll call vote:

In discussion, Ms. Trigg asked questions of legal counsel pertaining to the details of the agreement.

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Aye: Bach, Evers, Jones, Petry, Trigg, Veal

Nay:

Absent:

Abstain:

Airport General Manager Remarks

Mr. Goss updated the board on progress with scheduling performers for the 2025 2-day air show.

Board Comments

Ms. Trigg requested clarification on the request from the city of Waukegan for the letter of support. City of Waukegan Mayor Taylor explained that the purpose of the grant would be to fund preconstruction engineering survey as to what could potentially be done with a portion of the Amstutz Expressway to bring traffic back to the main part of the area.

Adjournment

On a motion by Ms. Trigg, seconded by Mr. Evers. The meeting adjourned at 6:06pm.

APPROVED:

  
Chairman

