

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

**MINUTES**

WAUKEGAN PORT DISTRICT  
Board Meeting of 19 April 2023  
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, Historian  
Jack Dye  
Tom Evers-4:20pm arrival  
Becky Jones-remote participation  
Greg Petry-remote participation  
Paula Trigg  
Ben Veal

The following Officer was present:

Bob Hamilton, Treasurer

District Counsel:

Peter Friedman

Members of the Port District Staff were present:

Skip Goss, F3 Airport, General Manager/Director, Airport  
Max Pekcan, F3 Marina, General Manager, Harbor

Call to Order

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

Roll Call

Pledge of Allegiance

Approval of Remote Participation/Voting

Moved by Mr. Dye, Seconded by Mr. Bach. Approved unanimously on voice vote.

Chairman Remarks – Chairman Veal discussed the business of the last 30 days and the growth period that the Port District is currently in.

General Counsel Report – None

Public Comment – (3 minutes per person)

- Bill Morris spoke about concerns with the airport runway project.
- Jason Fergursen, WYC Commodore is looking forward to exploring options for office and dining locations with the harbor.
- Jennifer, Jr. Sail board member clarified some information on Jr. Sail enrollment numbers.

Committee Reports

- Governance-Evers & Petry -None
- Marina Relations - Dye & Bach –None
- Disaster Planning – Jones- None
- Insurance-Petry & Hamilton – None
- Water Tower-Trigg- The City of Waukegan has reported the water tower will be removed.

Treasurer's and Finance Report

Ms. Trigg recommends approval of the check register in the consent agenda.

Consent Agenda

Mr. Bach requested to establish the consent the agenda without the financials due to the financials not being included in the board packet.

Motion to establish the consent agenda without the financials approved unanimously on voice vote on motion by Mr. Dye, seconded by Ms. Trigg.

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Motion to approve the Consent Agenda, made by Ms. Trigg, seconded by Mr. Evers. Approved on a unanimous roll call vote.

Harbor General Manager Remarks

Mr. Pekcan provided updates on the readiness for the opening season.

- 2023-R-11 was stricken from the agenda. WYCYF will discuss the amended license agreement at their next board meeting.

Airport General Manager Remarks

- 2023-R-12 Approving Purchase of UTV  
Motion by Ms. Trigg, seconded by Mr. Evers. Motion was approved on a unanimous roll call vote
- CMT provided an update on the runway project
- Signature Flight Support presentation-Chris Wahl provided an update on property improvements

Agenda

- Waukegan Port District Land Development
  - Anne Dempsey, Colliers Chicago
  - John Matheson, President/Partner, Founders 3
- Founders 3 Presentation – Value to Waukegan Port District
  - John Matheson, President/Partner, Founders 3
  - Alain Giudice, Senior Vice President, Founders 3 Marina
  - Scott Schmidt, Chief Operating Officer, Founders 3

The overall thoughts from F3 are that their value add is to provide strategic planning guidance, day to day management and improve operational performance for the Port District allowing the board of directors to focus on strategic growth and improvements.

Board Comments

Mr. Bach voiced concerns over the WYC’s license agreement being terminated at the previous meeting as well as a communication that was sent out.

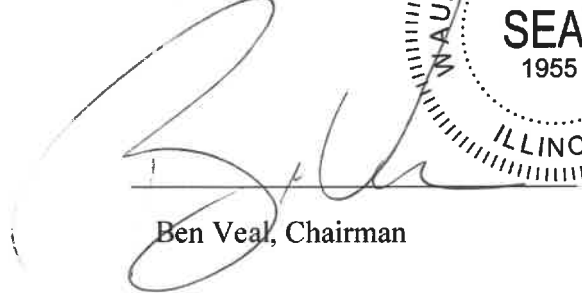
Ms. Trigg discussed a recent press release that went out and requested that board members be included in press releases going forward.

Adjournment

On a motion by Mr. Evers to adjourn, seconded by Ms. Trigg, the motion was passed unanimously by voice vote.

The meeting adjourned at 5:37PM.

APPROVED:



Ben Veal, Chairman

