

**WAUKEGAN
PORT DISTRICT**
AIRPORT · MARINA · PORT

MINUTES

WAUKEGAN PORT DISTRICT
Special Board Meeting of 8 May 2024
12:00 pm

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
Becky Jones
Greg Petry
Paula Trigg
Ben Veal

The following Officer was present:

Bob Hamilton, Treasurer

District Counsel:

Peter Friedman
Marcus Martinez

Other Counsel:

Shane Anderson, Counsel for Topside and Bay Marine

Members of the Port District Staff were present:

Skip Goss, F3 Airport, General Manager/Director, Airport
Joe Seidelmann, F3 Marina, General Manager, Harbor
Edith Guerrero, F3 Airport, Administrative Director, Airport

Call to Order

Roll Call

Pledge of Allegiance

Announcement of Remote Participants

Approval of Remote Participation/Voting

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Chairman Remarks

Chairman Veal discussed that the board is present to hopefully resolve the resolution that was previously tabled.

Mr. Evers requested that the agenda item 2024-R-18 be moved up before the general counsel report. All members were in favor.

Public Comment – (3 minutes per person)

None

Agenda

- 2024-R-18 A Resolution Consenting to Assignment of Lease, Consenting to Sublease Agreement, and Approving a Sixth Amendment to a Lease Agreement

Motion by Mr. Evers, seconded by Mr. Bach. Motion was approved on a roll call vote:

Aye: Ms. Jones, Mr. Petry, Ms. Trigg, Mr. Bach, Mr. Evers

No: Mr. Dye

Abstain:

Absent:

There was a lengthy discussion around the updated guarantee, landlord agreement, leasehold agreement, estoppel and sublease. The resolution was approved with the amendments to include updates to noted language. It was determined that Bay Marine and/or Topside would be billed by Waukegan Port District for legal fees.

General Counsel Report

- Report and Review on Chair Process

The Port District's legal counsel provided a summary of the legalities surrounding the chair position including election and removal processes.

After much debate and discussion by all board members, Chairman Ben Veal resigned as Chairman of the board. On a motion by Mr. Dye, seconded by Mr. Bach, Tom Evers was elected to fill in as interim-Chair. The motion passed on a unanimous voice vote.


Board Comments

Adjournment

Motion by Mr. Evers, seconded by Ms. Trigg. The motion was approved on a unanimous voice vote. The meeting adjourned at 2:26 pm.

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APPROVED:



Chairman

