

MARINA COMMITTEE MEETING MINUTES
Thursday December 11th, 2025
(Approved)

Agenda Item No. 1. The December 11th, 2025 meeting of the Marina Committee was called to order by White at 1:00 P.M.

Present: Brigid White, Chad Kodanko, Kevin Grant & Pat Duffy

Absent: Patrice Champeau

Staff: Marina Manager - Dave Lienau, Assistant Manager - Sam Jordan

Others: John Blossom, John Lijewski, Laurie Zelnio, Thor Johnson

Agenda Item No. 2. Approval of the Agenda

A motion was made by Grant, seconded by Kodanko that the Agenda for the December 11th, 2025 meeting of the Marina Committee be approved as presented. Motion carried – All ayes.

Agenda item No. 3. Approval of the Minutes

A motion was made by Duffy, seconded by Grant that the minutes of the November 12th, 2025 meeting of the Marina Committee be amended and approved by the committee. Motion carried – All ayes.

Agenda Item No. 4. Comments, correspondence, and concerns from the public

No correspondence was received for this meeting. White asked if anyone would like to make a public comment, and no one responded.

Agenda Item No. 5. Discussion/Action Items

a.) Boathouse Project Update

Lienau summarized the status of the boathouse project agreements. Lienau added that the committee needs to address a few changes in the boathouse lease agreement. Lienau noted that per the village's legal counsel, the agreement's duration is twenty years long with an automatic 10-year renewal period. The village would also have the option of a twelve-month-in-advance notification of non-renewal where the village gives six-month notice of any deficiencies by the Historical Society and then the society would have 6 months to remedy the deficiencies. Lienau added that for the first 10 years of the contract, the Marina's PILOT to the village will not exceed \$50,000 annually and after 2036, the annual PILOT payment will be \$40,000 with an added annual CPI adjustment. Grant voiced concern that this new PILOT schedule does not lead to the marina saving the yearly amount of money the committee had previously agreed upon.

A motion was made by Kodanko, seconded by Grant to approve the financial changes made in the boathouse project agreements and the recommended changes from the village's legal counsel. Motion

1 *carried – All ayes.*

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3 **b.) 2026 Schedule of Fees**

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5 *A motion was made by Kodanko, seconded by Grant to approve the 2026 Schedule of Fees as presented.*
6 *Motion carried – All ayes.*

7
8 **c.) New Marina Building – TSS Engineering Agreement**

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10 Lienau explained that the agreement is to hire engineers to design the exterior construction of
11 the new marina building.

12
13 *A motion was made by Duffy, seconded by Kodanko to approve the TSS Engineering Agreement as*
14 *presented. Motion carried – All ayes.*

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16 **d.) Winterization Update**

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18 Lienau summarized the status of the marina winterization process noting that all ice eaters are
19 installed to prevent ice damage and the re-decking of three piers on A-dock has begun. Lienau
20 furthered that the last finger pier on C-Dock has been rehabilitated and reinstalled, which ends
21 the rehabilitation project for all finger piers on C-dock.

22
23 **e.) Review of Monthly Financials**

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25 Lienau noted that the marina is currently at about \$999,804 in total revenue for 2025. Lienau
26 added that there are several outstanding bills that have not affected the marina expenses yet but
27 estimated that within about 60 days the marina should know where it ended the year. White
28 questioned why the marina is over-budget for the “Dock Maintenance” line-item. Lienau
29 responded that the Ipe wood purchase for the boardwalk project was initially taken from the
30 “Dock Maintenance” fund but will eventually be pulled from the CIP budget. Duffy inquired as
31 to why the “Auditing and Consulting” costs are nearly double what they were budgeted for, to
32 which Lienau replied that this number has yet to change but is out of the marina’s control.

33
34 **Agenda Item No.6. Matters to be placed on a future agenda or referred to a committee,**
35 **official, or employee**

36
37 *It was the consensus of the committee that that following items be included on a future committee*
38 *meeting agenda:*

- 39 - *New Building Engineering Contract to the Board of Trustees*
40 - *2026 Schedule of Fees to the Board of Trustees*
41 - *Boathouse Agreements to the Board of Trustees*

42
43 *Next marina committee meeting is tentatively scheduled for January 14th at 4:00PM via ZOOM only.*

44
45 **Adjournment:** *A motion was made by Grant, seconded by Kodanko to adjourn the December 11th, 2025*
46 *meeting of the Marina Committee at 1:30 P.M. Motion carried – All ayes.*

47
48 Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Samuel Jordan', written in a cursive style.

1
2 Samuel Jordan
3 Assistant Marina Manager