

**SPECIAL JOINT MEETING OF THE
MARINA & FINANCE COMMITTEES
MEETING MINUTES
Tuesday February 10th, 2026
(Approved by Marina Committee)**

Agenda Item No. 1. Call to Order

The February 10th, 2026 Special Joint Meeting of the Finance & Marina Committees was called to order by White at 4:00 P.M.

Agenda Item No. 2. Roll Call

Marina Committee:

- **Present:** Brigid White, Kevin Grant, Patrice Champeau
- **Absent:**
- **Excused:** Pat Duffy

Finance Committee:

- **Present:** Denise Bhirdo, Louise Howson
- **Excused:** Mike Laszkiewicz
- **Absent:** Andy Woerfel

Staff: Marina Manager - David Lienau, Assistant Manager - Sam Jordan, Village Administrator – Benjamin Andrews, Finance Director – Volodymyr Gannik

Others: John Blossom, John Lijewski, Skip Heidler, Thor Johnson, Nikolas Dokolas

Agenda Item No. 3. Approval of the Agenda

A motion was made by Bhirdo, seconded by Howson that the Agenda for the February 10th, 2026 Special Joint Meeting of the Finance & Marina Committees be approved as presented. 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.) Lease Agreement; Marina Boathouse; Historical Society; 10697 Bay Shore Drive

Lienau summarized the staff report included in the packet, outlining the Marina's prior investments related to the Historical Society's proposed Boathouse Museum project and explaining the request for financial consideration within the Payment section of the Lease Agreement.

Committee members discussed the proposed structure of the Marina's Payment in Lieu of Taxes (PILOT) obligation in connection with the lease. It was clarified that the intended arrangement is for the Marina to continue paying its annual actual calculated PILOT, reduced by \$10,000 per year, with the reduction adjusted annually based on the Consumer Price Index (CPI). The CPI adjustment to the reduction will compound annually.

Members acknowledged that confusion occurred as the proposed payment structure moved between committees, the Board of Trustees, Village administration, and the Historical Society. The committees further discussed the treatment of improvements to the Boathouse. Consensus was reached that the Marina should not be responsible for any increases in its PILOT attributable to improvements made to the Boathouse as part of the Historical Society's project, as the facility will no longer generate revenue for the Marina. Gannik clarified that improvements funded by the Historical Society would not increase the Marina's book value for purposes of calculating the PILOT.

Discussion also included establishing the current appraised value of the Boathouse in order to limit future growth in the Boathouse-related portion of the PILOT. Staff indicated that the current appraised value is not presently available but may be determined through the Marina's ongoing insurance asset assessment. Gannik noted that the Boathouse portion of the overall PILOT is relatively small.

A motion was made by White, seconded by Bhirdo, to approve the Lease Agreement provision stating that the Marina shall pay its annual actual calculated PILOT, reduced by \$10,000 annually with a compounding annual CPI adjustment, and with no increases in PILOT attributable to improvements made to the Boathouse. Motion carried – All ayes.

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

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

- *Payment Section of the Lease Agreement; Marina Boathouse; Historical Society; 10697 Bay Shore Drive to the Marina Committee's next meeting.*

Agenda Item No.7. Adjournment: *A motion was made by Howson, seconded by Bhirdo to adjourn the February 10th, 2026 Special Joint Meeting of the Finance & Marina Committees at 4:44 P.M. Motion carried – All ayes.*

Respectfully submitted,



- 1 Samuel Jordan
- 2 Assistant Marina Manager