

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

January 9, 2017

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on January 9, 2017 at 11:45 a.m.

Roll call:

Tyrone Echols	Present
Ed Hagnauer	Present
John Hamm III	Present
Robert Shipley	Present
Steve Signall	Present
Tom Thompson	Absent
Brant Walker	Present
Charles King, Jr.	Present

Those present in addition to the above Members were Dennis Wilmsmeyer, Robbie Williams, Frank Papa, Judy Truskowski, Salina Alfaro, LaMyeia Bradshaw, Megan Dittman, Mark Spizzo, Phil Sholl, Tom Miller, Ben McCall and Bill Stahlman, as Port Engineer, of Port Staff; and John Papa of Callis Law Firm, as legal counsel.

Chairman asked for the approval of the Minutes of the last regular meeting of December 12, 2016, which were submitted in advance to each Board Member. Mr. Hagnauer moved that the Minutes of the meeting be approved. Mr. Shipley seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Shipley
Signall
Walker
King

Voting Nay - None

Chairman declared motion passed and Minutes approved.

Chairman called for the approval of the Statement of Receipts and Disbursements. Mr. Shipley moved that the Statement of Receipts and Disbursements be approved. Mr. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Shipley
Signall
Walker
King

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Present - Hamm

Voting Nay - None

Chairman declared motion passed and Statement of Receipts and Disbursements approved.

Mr. Hamm moved that the regularly scheduled Board Meeting in February be moved to Tuesday, February 14, 2017, due to the Lincoln's Birthday and Presidents' Day holiday observances. Mr. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Shiple
Walker
King

Present - Signall

Voting Nay - None

Resolution was presented, entitled "A RESOLUTION APPROVING LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND TINUUM SERVICES, LLC." The proposed is a two-year lease renewal for Hangar 346 with a built-in rate escalator for year two. Mr. Echols moved inasmuch as the Resolution as now presented has been previously circulated in written form to and received by all of the Members of the Board, that the reading of said Resolution be waived and that same be adopted in the written form as now presented. Mr. Walker seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Shiple
Signall
Walker
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND KREKOVICH PAINTING." The proposed is a one-year lease renewal for space in Building No. 331, Suite C. Mr. Echols moved inasmuch as the Resolution as now presented has been previously circulated in written form to and received by all of the Members of the Board, that the reading of said Resolution be waived and that same be adopted in the written form as now presented. Mr. Hagnauer seconded. Roll call:

Voting Aye - Echols

Hagnauer
Hamm
ShIPLEY
Signall
Walker
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SUPPLIED INDUSTRIAL SOLUTIONS, INC." The proposed is a fifteen (15) month lease renewal for storage space in Warehouse 2, Suite E. The term was extended in order to align the expiration date with their office lease. Mr. Hamm moved inasmuch as the Resolution as now presented has been previously circulated in written form to and received by all of the Members of the Board, that the reading of said Resolution be waived and that same be adopted in the written form as now presented. Mr. Shipley seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
ShIPLEY
Signall
Walker
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ben McCall, Planner, informed the Members that staff has been working to secure financing for a proposed 160,000 sf. multi-tenant warehouse. Staff issued an RFP, receiving seven responses, and will work to negotiate final favorable terms with the ranked list of lending institutions. Staff has received interest and verbal intent to lease approximately 75% of the proposed warehouse; most banks are looking for approximately 50% commitment. The design-build team, approved at the December Board Meeting, has begun the preliminary design. Mr. Shipley moved that the report be placed on file, Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING AN EASEMENT WITH CHARTER COMMUNICATIONS ENTERTAINMENT I, LLC, FOR A NEW TELECOMMUNICATION LINE TO SERVE 544 NIEDRINGHAUS AVENUE, GRANITE CITY, ILLINOIS." The proposed easement is to provide internet service to Gateway Legacy Christian Academy in Building No. 102. Mr. Hagnauer moved inasmuch as the Resolution as now presented has been previously circulated in written form to and received by all of the Members of the Board, that the reading of said Resolution be waived and that same be adopted in the written form as now presented. Mr. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Shiple
Signall
Walker
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Bill Stahlman, Port Engineer, gave a brief presentation of the Engineer's Report. The rail project has been completed and we are working to close out the project. The Port received the IEPA permit at the end of last month and the dredge contractor is scheduled to begin training and dredging today. Staff intends to work with the Corps for another permit to allow for in-river disposal of the dredge material on future projects. Mr. Hamm moved that the Engineer's Report be placed on file. Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Frank Papa, Sales Manager, gave a brief overview of the Sales Manager's Report. Mr. Hamm moved that the Sales Manager's Report be placed on file. Mr. Hamm seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Chairman King stated that he was changing the order of the two final Agenda items so that Executive Session would be last.

Executive Director, Dennis Wilmsmeyer, informed the Members that Bill Stahlman was nominated and selected to be one of the recipients of the St. Louis Business Journal's 2017 "40 Under 40."

The Madison Harbor Project will receive recognition by the American Council of Engineers in Illinois for Design Engineer (Juneau Associates) and also in Missouri by Geotechnology. If either group is chosen, the project will then be up for National designation.

Mr. Wilmsmeyer also informed the Members that he met with newly elected Madison County Chairman, Kurt Prenzler. Mr. Wilmsmeyer gave an overview of the Port and invited Mr. Prenzler to visit the Port for a tour.

Mr. Echols moved that the Board enter Executive Session for matters of Personnel and pending litigation. Mr. Hamm seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Shiple
Signall
Walker
King

Voting Nay - None

Chairman declared motion passed and Board entered into Executive Session. Upon motion duly made and seconded and all Members present and voting Aye, Chairman declared motion passed and approved and Board returned to regular session.

Mr. Hagnauer moved to direct and authorize General Counsel to defend America's Central Port District and John Valle in the case of Steven Edwards v. America's Central Port and John Valle pending in the Third Judicial Circuit Court. Mr. Signall seconded. Roll call:

Voting Aye - Hagnauer
Hamm
Shiple
Signall
Walker
King

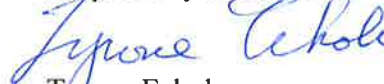
Present - Echols

Voting Nay - None

Chairman declared motion passed and approved.

There being no further business to come before the Board, Mr. Echols moved that the Meeting be adjourned. Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared meeting adjourned.

Respectfully submitted,



Tyrone Echols
Secretary