

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

March 14, 2016

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on March 14, 2016 at 11:45 a.m.

Roll call:

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

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

Chairman Hamm asked for Public Comment. There being none, Chairman called for the approval of the Minutes of the last regular meeting of February 8, 2016, which were submitted in advance to each Board Member. Mr. Echols moved that the Minutes of the meeting be approved, Mr. King seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

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

Voting Aye - Echols
Hagnauer
King
Signall
Thompson

Present - Hamm

Voting Nay - None

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

Chairman Hamm read a copy of a letter dated February 4, 2016 from Board Member Andy Economy to Governor Bruce Rauner in which Mr. Economy resigned from the Board of Commissioners of America's Central Port District. Mr. Hagnauer moved to regretfully accept the letter of resignation and to place the letter on file. Mr. Hamm seconded. Roll call:

Voting Aye - Hagnauer
King
Signall
Thompson
Hamm

Voting Nay - Echols

Chairman declared motion passed and approved. Mr. Shipley arrived and his name was placed upon the roll.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND OSSOLA INDUSTRIALS." The proposed is for a five year lease agreement for Building No. 204, Suite B, with a five year option. Mr. King 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
King
Shipley
Signall
Thompson
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE DECEMBER 14, 2015 LAND LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND AMERICA'S CENTRAL PORT FOUNDATION I, INC." The proposed amendment reduces the land leased to the Foundation to allow the Port District to construct a 26,000 sf. expansion to the warehouse building being constructed by the Foundation. Mr. King 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. Thompson seconded. Roll call:

Voting Aye - Echols
Hagnauer
King
Shipley
Signall
Thompson
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND RIVER’S EDGE TERMINALS, LLC FOR THE EXPANSION OF THE WAREHOUSE/PROCESSING BUILDING LOCATED AT 1230 W SEVENTH STREET.” 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. King seconded. Roll call:

Voting Aye - Echols
Hagnauer
King
Shipley
Signall
Thompson
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ordinance No. 172 was presented, entitled “AN ORDINANCE AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT AND ANCILLARY DOCUMENTS WITH PULASKI BANK TO PAY FOR THE EXPANSION OF THE WAREHOUSE/PROCESSING BUILDING LOCATED AT 1230 W SEVENTH STREET.” Mr. Hamm moved inasmuch as the Ordinance 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 Ordinance be waived and that same be adopted in the written form as now presented. Mr. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
King
Shipley
Signall
Thompson
Hamm

Voting Nay - None

Chairman declared motion passed and Ordinance No. 172 adopted.

John Papa of Callis Law firm, the Port’s legal counsel, arrived and his name was placed upon the roll.

Resolution was presented, entitled “A RESOLUTION APPROVING A CONSTRUCTION PROPOSAL AND AWARDED A CONTRACT WITH THE KORTE CO. FOR CONSTRUCTION OF A WAREHOUSE ADDITION IN MADISON, IL.” The proposed contract is for the construction of the warehouse expansion by Korte Co., the contractor that was

awarded the contract to construct the warehouse building being financed by the Foundation. Mr. King 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
King
Shipley
Signall
Thompson
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE AMENDED AND RESTATED BYLAWS OF AMERICA'S CENTRAL PORT FOUNDATION I, INC, A NOT-FOR-PROFIT CORPORATION." The proposed amendment clarifies in the Bylaws of the Foundation that the Sole Member, the Port District, shall appoint and/or reappoint the Members of the Foundation Board in all instances of vacancy or term expiration and not just appointing the initial Board of Directors. Mr. Signall 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. King seconded. Roll call:

Voting Aye - Echols
Hagnauer
King
Shipley
Signall
Thompson
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Mr. Shipley moved that the FY 2017 Capital Improvements Program be approved and Mr. Hamm seconded. Roll call:

Voting Aye - Echols
Hagnauer
King
Shipley
Signall
Thompson
Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Executive Director, Dennis Wilmsmeyer, updated the Members regarding the Port’s TIF proposal to the City of Granite City. Mr. Wilmsmeyer thanked Mayor Hagnauer and the City Council for their help and support on this project. The proposed TIF is for approximately 160 acres of the former Army Depot including the golf course and the business campus; residential areas will not be located within the TIF. A public hearing is scheduled for tomorrow, March 15, regarding the establishment of the TIF. 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.

Mr. Walker arrived and his name was placed upon the roll.

Mr. Wilmsmeyer also updated the Members regarding the potential expansion of the Port’s territory to Jerseyville, IL. The Port has met with Jerseyville Mayor, Bill Russell, and he would like to see the Port District expand to at least Jerseyville and possibly to all of Jersey County. Mr. Wilmsmeyer suggested the Members form a committee to meet with Mayor Russell and make a determination as to how to proceed. Mr. Hamm moved that Port staff move forward to meet with Mayor Russell, officials of Jersey County and the legislators to include Jerseyville, and possibly Jersey County, in the Port’s territory. Mr. Hagnauer seconded. Roll call:

- Voting Aye - Echols
- Hagnauer
- King
- Shipley
- Signall
- Thompson
- Walker
- Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled “A RESOLUTION APPROVING THE PURCHASE OF A HYDRAULIC DREDGE.” The proposed is for the purchase of a dredge to conduct maintenance dredging on an on-going basis at both the Madison and Granite City Harbors, with the potential to lease the dredge to a third-party operator to be used in other projects. Mr. Shipley 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. King seconded. Roll call:

- Voting Aye - Echols
- Hagnauer
- King
- Shipley
- Signall

Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Mr. Hagnauer moved that the Engineer's Report as presented in the Board Packet be approved and placed on file. Mr. King seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Echols moved that the Sales Manager's Report as presented in the Board Packet be approved and placed on file. Mr. King seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Wilmsmeyer reminded the Members that officials from the Port of Victoria would be visiting the Port on Monday, March 21 at 11:30 in the conference room and invited all Members to attend.

Mr. Wilmsmeyer updated the Members on the construction of the new warehouse being built for River's Edge Terminals. The foundation work is about complete and the walls should be going up soon. A rendering of the completed building was on display.

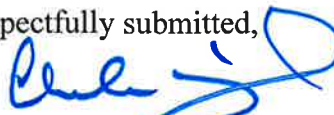
Mr. Wilmsmeyer congratulated Mayor Thompson on the passage of the Advisory Referendum for the City of Grafton to remain within the Port District's territory.

Mr. Wilmsmeyer also had on display the Port's newest award, the ARCUS Award, for Achievement in Multimodal Logistics from the St. Louis Regional Chamber. There were seven nominees in the category. Mr. Wilmsmeyer, Bill Stahlman, Ben McCall and Frank Papa accepted the award at the event held on February 25th.

Mr. Hagnauer informed the Members that the Granite City Police Department would like to continue to use the pistol range for their officers until the Port has a viable prospect for the property. The range would be used by local law enforcement for pistols only until either the Port has a prospect or they move to another range facility. Mr. Hamm moved that the pistol range continue to be used until such time as they move to another facility or are notified by the Port of a viable tenant for the property. Mr. Shipley seconded and, with all Members present and voting Aye, 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. King seconded and, with all Members present and voting Aye, Chairman declared meeting adjourned.

Respectfully submitted,



Charles King, Jr.
Secretary