

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

April 11, 2016

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

Roll call:

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

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, Mark Spizzo and Bill Stahlman, as Port Engineer, of Port Staff; and John Papa of Callis Law Firm as legal counsel.

In the absence of the Chairman, John Hamm, Mr. Shipley moved that Ed Hagnauer be appointed Chairman Pro-Tem, Mr. Signall seconded. Roll call:

Voting Aye - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

Motion was declared passed and approved and Mr. Hagnauer served as Chairman Pro-Tem for the meeting.

Chairman asked for Public Comment. There being none, he called for the approval of the Minutes of the last regular meeting of March 14 and the Special meeting of March 21, 2016, which were submitted in advance to each Board Member. Mr. Signall moved that the Minutes of the meetings 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. King inquired about the status of the outstanding balance of M&K Engineering. Executive Director, Dennis Wilmsmeyer, informed the Members that the firm is hoping to acquire a large contract in July or August at which time they will work on paying off the outstanding balance. At the

present time, they are working to at least not become any further behind. Mr. King moved that the Statement of Receipts and Disbursements be approved. Mr. Shipley seconded. Roll call:

Voting Aye - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

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

Mr. Hamm, Mr. King and Mr. Signall were appointed to the Budget and Personnel Committee for the ensuing year. With all Members present and voting Aye, Budget and Personnel Committee was approved.

Resolution was presented, entitled "A RESOLUTION OF THE BOARD OF COMMISSIONERS OF AMERICA'S CENTRAL PORT DISTRICT, MADISON COUNTY, ILLINOIS, HONORING ANDREW (ANDY) ECONOMY FOR OVER TEN (10) YEARS OF DEDICATED SERVICE TO AMERICA'S CENTRAL PORT DISTRICT." 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. Signall seconded, and with all Members present and voting Aye, Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SERVICESOURCE, INC." The proposed is a one-year lease renewal for Warehouse 2, Suite C. 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 - Hagnauer
King
Shipley
Signall
Thompson

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 WUNDERLICH FIBRE BOX MANUFACTURING CO., INC." The proposed is a three-year lease renewal for Warehouse 1, Suite F with a built-in rent escalator for years two and three. 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 - Hagnauer
King
Shipley
Signall
Thompson

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 SCF TERMINALS." The proposed is a one-year lease renewal for four sections of open shed space in Building Nos. 568 and 569. 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 - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A RELEASE OF LEASE WITH SUPPLIED INDUSTRIAL SOLUTIONS, INC." The proposed is for the early termination of the leases for Suites 151 and 154 in Building No. 100 in order to move into a larger space in Building No. 101. 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. Signall seconded. Roll call:

Voting Aye - Hagnauer
King
Shipley
Signall
Thompson

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 SUPPLIED INDUSTRIAL SOLUTIONS." The proposed is a two-year lease for approximately 2,100 square feet of the lower level of Building No. 101. The lease has a built-in rate escalator for year two. 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. Signall seconded. Roll call:

Voting Aye - Hagnauer
King
Shiple
Signall
Thompson

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 STOCK TRANSPORT." The proposed is a three-year lease for approximately 1/2 acre of land and has a built-in rate escalator for years two and three. Mr. Shiple 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 - Hagnauer
King
Shiple
Signall
Thompson

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 STOCK TRANSPORT." The proposed is for a one-year lease for Open Shed No. 568, Suite C. Mr. Shiple 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 - Hagnauer
King

Shipley
Signall
Thompson

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION RATIFYING THE EXECUTION OF AN ENVIRONMENTAL COVENANT WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR PARCEL "A" AT AMERICA'S CENTRAL PORT DISTRICT." The ratification is for the execution of the final Environmental Covenant document by the Chairman and Secretary which was authorized at the January 11, 2016 Board meeting. 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. Shipley seconded. Roll call:

Voting Aye - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE SELECTION OF S.M. WILSON & CO. AND HDA ARCHITECTS AS THE SUCCESSFUL DESIGN-BUILD TEAM FOR THE BUILDING 202 RENOVATION DESIGN-BUILD PROJECT." Bill Stahlman, Port Engineer, informed the Members that the "steam plant" has a viable prospect once remediation has been completed and, with a large amount of work to be done on the interior of the building before it can be leased, the hiring of a design/build team would assist in the timely renovation. 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 - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING CHANGE ORDER 01 AND AUTHORIZING THE REMOVAL OF ADDITIONAL ASBESTOS CONTAINING MATERIAL AS PART OF THE C0104A - BUILDING 202 ENVIRONMENTAL ABATEMENT PROJECT." Mr. Stahlman informed the Members that in the process of beginning the abatement, the contractor uncovered a sizeable amount of additional abatement that needed to be done. The contractor provided a change order for the additional work. The alternative is to have the contractor complete the other remediation and close up the boilers and re-bid the project. Mr. King moved that the Resolution be amended to declare the project necessary to protect the health and safety of the residents of the District in order to move the project forward and accept the change order. Mr. Shipley seconded. Roll call:

Voting Aye - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

Chairman declared motion passed and Resolution amended. Mr. King moved that the amended Resolution be approved. Mr. Signall seconded. Roll call:

Voting Aye - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

Chairman declared motion passed and Amended Resolution approved.

Resolution was presented, entitled "A RESOLUTION AUTHORIZING DESIGN/BUILD REPAIR WORK FOR THE RED DOCK TERMINAL LOCATED IN THE GRANITE CITY HARBOR." Bill Stahlman informed the Members that SCF informed staff that there was excessive deflection of the rail track when rail cars went through the pit. It was determined, upon inspection, that there is extensive damage to some structural beams that support the track, forcing the terminal to be shut down. In order to get the terminal back in operation in a timely manner, staff proposes the project be handled by a design/build team. 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 - Hagnauer
King
Shipley
Signall
Thompson

Voting Nay - None

Chairman declared motion passed and Resolution approved.

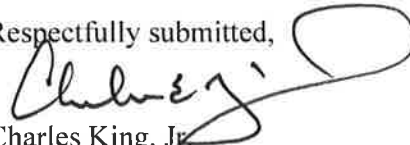
Mr. King moved that the Engineer's Report, provided to Members in their packet, be placed on file. Mr. Signall seconded and with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. King moved that the Sales Manager's Report, provided to Members in advance, be placed on file. Mr. Signall seconded and with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Wilmsmeyer informed the Members that the Port of Victoria sent some coffee and cakes as a "Thank You" for the Port hosting their visit on March 21 and thanked both Mayor Hagnauer and Mayor Thompson for their participation.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Charles King, Jr.", with a large, stylized flourish at the end.

Charles King, Jr.
Secretary