

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

July 11, 2016

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

Roll call:

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

Those present in addition to the above Members were Dennis Wilmsmeyer, Robbie Williams, Judy Truskowski, Frank Papa, Carla Haug, Salina Alfaro, Tom Miller, Mark Spizzo, Phil Sholl, Jayla Manning, Ben McCall and Bill Stahlman, as Port Engineer, of Port Staff; John Papa of Callis Law Firm, as legal counsel; and Bruce (BJ) Murray and Bruce Carmitchel of Illinois Department of Transportation, Bureau of Planning.

Dennis Wilmsmeyer, Executive Director, introduced Bruce Carmitchel, Bureau Chief and BJ Murray, Section Chief-Aviation Program Planning with the Illinois Department of Transportation. Mr. Carmitchel thanked the Board for allowing them to visit. The Department of Planning is visiting Ports in Illinois to learn more about the waterways as a "transportation highway."

Chairman asked for the approval of the Minutes of the last regular meeting of June 13, 2016, which were submitted in advance to each Board Member. Mr. King moved that the Minutes of the meeting be approved. Mr. Echols seconded. Mr. Signall arrived at the meeting and his name was placed upon the roll. 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 moved that the Statement of Receipts and Disbursements be approved. Mr. Shipley seconded.  
Roll call:

Voting Aye - Echols  
King  
Shipley  
Signall  
Walker

Present - Hamm

Voting Nay - None

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

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND GATEWAY LEGACY CHRISTIAN ACADEMY." The proposed lease is for Building No. 102 with a 5-year term with a built-in annual escalator. 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  
King  
Shiple  
Signall  
Walker  
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 SCF REAL ESTATE." The proposed Resolution is a three year lease with a built-in annual rent escalator for the office building at 2801 Rock Road. 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. King seconded. Roll call:

Voting Aye - Echols  
King  
Shiple  
Signall  
Walker  
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 3 TO NOVEMBER 1, 2011 LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SIERRA MANAGEMENT & TECHNOLOGIES, INC., REPRESENTING NAVAIR." The proposed Amendment is for the reduction of outside storage space between the Hangars. 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 - Echols  
King  
Shipley  
Signall  
Walker  
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION BINDING THE EMPLOYEE BENEFITS INSURANCE COVERAGE THAT INSURES THE PORT DISTRICT'S EMPLOYEES." 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. Signall seconded. Roll call:

Voting Aye - Echols  
King  
Shipley  
Signall  
Walker  
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE PROPOSAL FOR THE INSTALLATION OF A WATER SERVICE LINE FOR WAREHOUSE 1A." The proposed is for a 2" water line to be installed for the operations of a new tenant that will be leasing Warehouse 1, Suite A. 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. Signall seconded. Roll call:

Voting Aye - Echols  
King  
Shipley  
Signall  
Walker  
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A DESIGN-BUILD CONTRACT TO PLOCHER CONSTRUCTION FOR THE CONSTRUCTION OF THE GRANITE CITY TERMINAL OFFICE REPLACEMENT PROJECT." The Board previously approved a contract with Plocher for the Design/ Build of the Granite City Terminal Building with a modular style building. After further discussion, it was determined that a modular building was not the most cost-effective solution. The contractor has submitted a revised design/build for a wood frame building at the site with a guaranteed maximum price of \$145,212. 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. King seconded. Roll call:

Voting Aye - Echols  
King  
Shipley  
Signall  
Walker  
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

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

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

Chairman Hamm informed the Members that there will be a Special Board Meeting to be held on Monday, July 18 at 11:45 AM. Executive Director, Dennis Wilmsmeyer, informed the Members that there are two Agenda items for their consideration: EDA Rail project and South Rail Loop project.

Mr. Shipley moved that the pre-approved rotation of officers be implemented for the office of Chairman and Secretary. The rotation places Charles King as Chairman and Tyrone Echols as Secretary. Mr. Echols seconded and, with all Members present and voting Aye, Chairman declared motion passed and Chairman King and Secretary Echols elected for the ensuing year. Newly elected Chairman King asked Mr. Hamm to conduct the remainder of the Meeting as Chairman.

Mr. Echols nominated Brant Walker as Treasurer for the ensuing year and Mr. Shipley seconded. Chairman asked for any other nominations. There being none, Mr. King moved that nominations be closed, Mr. Shipley seconded and, with all Members present and voting Aye, Chairman declared nominations closed and declared the motion and second for Brant Walker to serve as Treasurer for the ensuing year passed and Mr. Walker elected to the position of Treasurer.

Mr. Hamm moved that Dennis Wilmsmeyer be appointed Executive Director for the ensuing year. Mr. Walker seconded and, with all Members present and voting Aye, Chairman declared motion passed and Executive Director appointed.

Mr. Shipley moved that John Papa of Callis Law Firm be appointed as legal counsel for the ensuing year. Mr. King seconded and, with all Members present and voting Aye, Chairman declared motion passed and Legal Counsel appointed.

Mr. Hamm moved that Bill Stahlman be appointed as Port Engineer for the ensuing year. Mr. King seconded and, with all Members present and voting Aye, Chairman declared motion passed and Port Engineer appointed.

Mr. Wilmsmeyer informed the Members that the Port received the EDIE Award for the Madison Harbor project in which he attended the banquet and accepted the award on behalf of the Board.

Mr. Wilmsmeyer also informed the Members that on Thursday, July 14, from 1:00 to 4:00 PM, the Port will be hosting Minister Nitin Gadkari, Minister of Road Transport, Highways and Shipping of India along with other high-level officials from India and Mr. Bill Paape of the US Department of Transportation and invited those who were able to attend.

Mr. King presented outgoing Chairman Hamm with a plaque in appreciation of his time and dedication as Chairman for the 2015-2016 fiscal year.

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

Respectfully submitted,

  
Charles King, Jr.  
Secretary