

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

August 8, 2016

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on August 8, 2016 at 11:45 a.m.

Roll call:

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

Those present in addition to the above Members were Dennis Wilmsmeyer, Robbie Williams, Judy Truskowski, Frank Papa, Carla Haug, Salina Alfaro, 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.

Mr. Hagnauer moved that Brant Walker serve as Chairman Pro-Tem for the Meeting in the absence of Chairman King. Mr. Shipley seconded and with all Members present and voting Aye, Brant Walker was elected Chairman Pro-Tem for the meeting.

Chairman Pro-Tem asked for the approval of the Minutes of the last regular meeting of July 11, 2016, which were submitted in advance to each Board Member. Mr. Hamm moved that the Minutes of the meeting be approved. Mr. Echols seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Minutes approved.

Chairman Pro-Tem asked for the approval of the Minutes of the Special Board Meeting of July 18, 2016, which were submitted in advance to each Board Member. Mr. Hamm moved that the Minutes of the meeting be approved. Mr. Shipley seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley

Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Minutes approved.

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

Voting Aye - Echols  
Hagnauer  
Shiple  
Thompson  
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 FOREIGN TRADE ZONE OPERATOR AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT, GRANTEE OF FOREIGN TRADE ZONE NO. 31, AND WRB REFINING LP, SUBZONE OPERATOR." Ms. Robbie Williams, FTZ Administrator, informed the Members that the proposed agreement is for the continued operation of the subzone at the Wood River Refinery. The previous operator agreement did not have an expiration date, the Port as well as the Operator has had name changes and there have been many changes to the Foreign Trade Zone regulations. The new agreement is consistent with our "boiler plate" operator agreement and has a five-year term with two, five-year options. 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. Hagnauer seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shiple  
Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE APRIL 11, 2016 LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT

DISTRICT AND SUPPLIED INDUSTRIAL SOLUTIONS INC.” Frank Papa, Sales Manager, informed the Members that the proposed Amendment is for increased office space by Supplied Industrial Solutions, located in Building No. 101; they will now occupy the entire first floor of the building. 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. Echols seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Thompson  
Walker

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 GATEWAY LEGACY CHRISTIAN ACADEMY.” Mr. Papa informed the Members that the proposed lease is for the old barracks building and cafeteria for use by Gateway Academy for dorm rooms and cafeteria/recreation area for the students. 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  
Thompson  
Walker

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 GATEWAY LEGACY CHRISTIAN ACADEMY.” The proposed lease is for land to be used by Gateway Academy for a soccer/football field and a volleyball court. 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. Shipley seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm

Shipley  
Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Dennis Wilmsmeyer, Executive Director, informed the Members that there will be a ribbon cutting ceremony for Gateway Academy on September 1 and invited all that were able to attend.

Resolution was presented, entitled "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE PROPOSAL TO FURNISH AND INSTALL A KEYLESS LOCK SYSTEM FOR BUILDING 192." Ben McCall, Planner, informed the Members that as part of the lease for the dormitory, the Port is purchasing and installing a keyless lock system that will be reimbursed by Gateway over the course of the five year lease. The keyless lock system will allow for better security and monitoring of the students by the school. 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. Shipley seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A RANKED-LIST OF LANDSCAPE ARCHITECTURE FIRMS TO PROVIDE LANDSCAPE PLANNING AND DESIGN SERVICES." In an effort to increase the "curb appeal" of the Port's property and attract new tenants, staff would like to use the expertise of a landscape architecture firm to develop a conceptual plan and estimated costs. Staff has interviewed and ranked two architecture firms based upon their response to the Port's RFQ. The Resolution will authorize the Executive Director to negotiate an agreement which will be brought back to the Board for their approval in September. 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. Thompson seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "AUTHORIZATION RESOLUTION - THE BANK OF EDWARDSVILLE, GCS CREDIT UNION AND FIRST CLOVER LEAF BANK ACCOUNTS." The proposed Resolution authorizes the officers and officials that were elected at the July 11 Board Meeting to sign the signature cards for the Port's bank accounts. 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. Shipley seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUNEAU ASSOCIATES FOR ANNUAL ENGINEERING AND LAND SURVEYING SERVICES." Bill Stahlman, Port Engineer, informed the Members that the annual contract with Juneau allows staff to use their services for small surveying projects or assist in problem solving. Any large project needing their services would be presented to the Board for approval. 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. Hamm seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Thompson  
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Mr. Stahlman gave a brief presentation of the Engineer's Report. Project Amber is quickly coming to a close and should be complete by the end of September. The contractor for the fabric warehouse will begin the construction of the steel roof structure and is scheduled to complete the project by the end of August. The 7<sup>th</sup> Street reconstruction project is moving forward despite the

rain. They have poured one of the two lanes of roadway and expect to have the other lane poured by the end of the week. A pre-construction meeting was held with the contractor for the south rail loop extension and staff and the contractor are in the process of completing the contract paperwork so that contractor can be given a notice to proceed. The majority of the foundation repairs for the red dock pit repair are complete and the contractor will begin installing the new steel beams this week. The old Granite City Terminal office has been demolished, thanks to the help of Mayor Hamm and the City of Madison, and the framing of the new structure is about complete. Mr. Shipley moved that the Engineer's Report be placed on file. Mr. Hamm seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

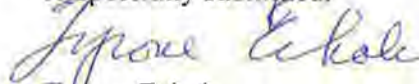
Frank Papa gave a brief overview of the Sales Manager's Report. Office space occupancy, with the approval of the Gateway Lease last month and the Amendment to Supplied Industrial Solutions' Lease this month, has been on the up-swing. Mr. Hagnauer moved that the Sales Manager's Report be placed on file. Mr. Shipley seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Thompson inquired about the establishment of an Enterprise Zone in Jerseyville. Mr. Wilmsmeyer informed the Members that staff continues to meet with the Mayor of Jerseyville regarding the possibility of adding Jersey County to the Port's territory, but has heard nothing about the State's review of the Jerseyville area Enterprise Zone application.

Mr. Wilmsmeyer informed the Members that the loan closing for the \$750,000 Madison County Loan will be held later this afternoon.

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

Respectfully submitted,



Tyrone Echols  
Secretary