

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

January 11, 2016

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

Roll call:

Tyrone Echols	Present
Andrew Economy	Present
Ed Hagnauer	Present
Charles King, Jr.	Present
Robert Shipley	Present
Steve Signall	Present
Tom Thompson	Present
Brant Walker	Present
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, 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 December 14, 2015, which were submitted in advance to each Board Member. Mr. King moved that the Minutes of the meeting be approved. Mr. Shipley 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. Shipley seconded. Roll call:

Voting Aye - Echols
Economy
Hagnauer
King
Shipley
Signall
Thompson
Walker

Present - Hamm

Voting Nay - None

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

Ben McCall gave a brief summary of the New Markets Tax Credit Financing closing. The \$8.5 million financing for the construction of a new 100,000 sf. warehouse building and a 26,000 sf.

bulk storage facility closed on December 31, 2015. America's Central Port Foundation I, Inc., the Port's non-profit supporting organization, will receive lease payments for the two buildings and will make interest-only loan payments over the seven-year term of the loan. At the end of the loan term, the Port will assume the approximate \$5 million balance to be refinanced.

Construction has begun on the warehouse building and start of construction of the bulk storage facility is slated for spring. Mr. Hagnauer moved that the report be placed on file, Mr. King seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved. Dennis Wilmsmeyer, Executive Director, applauded Ben for his efforts in securing the New Markets deal and its successful closing by the end of the year.

Resolution was presented, entitled "A RESOLUTION AUTHORIZING THE CHAIRMAN AND SECRETARY TO EXECUTE AN ENVIRONMENTAL COVENANT WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR PARCEL "A" PENDING TRANSFER OF OWNERSHIP." The Covenant Agreement is a voluntary covenant between the Port as the proposed new land owner of Parcel A, the US Army Reserve as the current owner of the parcel and the IL EPA. The Port has been diligently working with Army Reserve and the Maritime Administration to have this 12-acre parcel transferred to the Port. The absence of this Agreement has delayed the transfer for over a year. The agreement covenants that the groundwater shall not be accessed and that no residences will be constructed on the property after the transfer. John Papa arrived at the meeting and his name was placed upon the roll. 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. Shipley seconded. Roll call:

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

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ordinance No. 171 was presented, "AN ORDINANCE AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT AND ANCILLARY DOCUMENTS WITH MADISON COUNTY, ILLINOIS TO PAY FOR A PORTION OF THE LOCAL MATCH TO AN ECONOMIC DEVELOPMENT ADMINISTRATION RAIL GRANT." The proposed is a \$750,000 low-interest, 7-year loan from Madison County to be combined with Port funds for the local match to the EDA Grant for the construction of 3,500 feet of new rail and rehabilitation of approximately 3,800 feet of existing rail. The loan is contingent upon approval of the substitution of Port funds for the Madison County loan funds by the Economic Development Administration. Mr. Signall 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. Echols seconded.
Roll call:

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

Voting Nay - None

Chairman declared motion passed and Ordinance adopted.

Resolution was presented, entitled "A RESOLUTION APPROVING A PERMANENT NATURAL GAS LINE EASEMENT WITH AMEREN ILLINOIS ALONG "E" STREET." 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. Shipley seconded. Roll call:

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

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Bill Stahlman, Port Engineer, gave a brief update on the flooding over the last couple of weeks stating that it was better to happen during winter than in the spring. The river crested approximately 7 feet below the 1993 record. The captive barges in the South Harbor area were removed prior to the flooding and we are obtaining estimates to do some maintenance dredging in that location prior to replacing the barges. Mr. King moved that the Engineer's Report be placed on file and Mr. Hagnauer seconded. With all Members present and voting Aye, Chairman declared motion passed and approved.

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

Robbie Williams, Office Manager and FTZ Administrator, informed the Members that Mercury Marine finally received Customs approval to activate approximately 10,000 sf. at the Gateway Commerce Center in late December.

Mr. Wilmsmeyer informed the Members that the Madison County Board approved the renewal of the Southwestern Enterprise Zone which includes the communities of Granite City, Madison and Venice.

Mr. Wilmsmeyer also informed the Members that staff will be hosting a North Harbor Planning Session with the tenants to determine what additional investment is needed for the harbor and to prepare a long-term plan.

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,


Charles King, Jr.
Secretary