

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

May 9, 2016

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on May 9, 2016 at 11:45 a.m.

Roll call:

Tyrone Echols	Present
Ed Hagnauer	Present
Charles King, Jr.	Absent
Robert Shipley	Present
Steve Signall	Present
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, LaMyeia Bradshaw, Salina Alfaro, Tom Miller, Ben McCall and Bill Stahlman, as Port Engineer, of Port Staff and Ms. Charlotte Hammond of Challenge Unlimited arrived during the meeting as a visitor.

Chairman asked for public comment. There being none, Mr. Hamm moved that Brant Walker serve as Secretary Pro-Tem for the meeting in the absence of Mr. King. Mr. Signall seconded and with all Members present and voting Aye, Mr. Walker was appointed Secretary Pro-Tem for the meeting.

Mr. Hamm moved that Tyrone Echols serve as Chairman Pro-Tem for Agenda Item No. 8, Mr. Hagnauer seconded and with all Members present and voting Aye, Mr. Echols was appointed Chairman Pro-Tem for Agenda Item No. 8, "Resolution approving an Intergovernmental Agreement with the City of Madison for demolition of residential buildings."

Chairman Hamm asked for the approval of the Minutes of the last regular meeting of April 11, 2016, which were submitted in advance to each Board Member. Mr. Shipley moved that the Minutes of the meeting be approved. Mr. Signall 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
Hagnauer
Shipley
Signall
Walker

Present - Hamm

Voting Nay - None

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

Mr. Hamm stated that he would not be available to serve on the Budget and Personnel Committee and appointed Mr. Hagnauer to serve on the committee with Mr. King and Mr. Signall. Mr. Signall seconded and, with all Members present and voting Aye, Mr. Hagnauer was appointed to the Budget and Personnel Committee.

Ordinance No. 173 was presented, entitled "AN ORDINANCE ESTABLISHING THE PREVAILING RATE OF WAGES APPLICABLE TO LABORERS, MECHANICS AND OTHER WORKERS EMPLOYED IN ANY PUBLIC WORKS BY AMERICA'S CENTRAL PORT IN MADISON COUNTY, ILLINOIS." 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. Walker seconded. Roll call:

Voting Aye - Echols
Hagnauer
Shipley
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Ordinance No 173 adopted.

Resolution was presented, entitled "A RESOLUTION TO ACCEPT A QUIT CLAIM DEED FROM THE U.S. DEPARTMENT OF TRANSPORTATION, MARITIME ADMINISTRATION FOR 12.18 ACRES OF REAL PROPERTY KNOWN AS PARCEL "A." 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
Hagnauer
Shipley
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE BINDING OF PROPERTY AND PUBLIC ENTITY OPERATING INSURANCE FOR AMERICA'S CENTRAL PORT DISTRICT." 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. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Shiple
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Chairman Hamm then passed the gavel to Chairman Pro-Tem Echols for the next Agenda item. Resolution was presented, entitled "RESOLUTION TO EXECUTE AND ADOPT AN INTERGOVERNMENTAL AGREEMENT FOR DEMOLITION." The demolition is for three residential properties located on Denver and W. 20th Streets and the other is an 8-plex apartment building located on Hinkle Court. 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. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Shiple
Signall
Walker

Present - Hamm

Voting Nay - None

Chairman Pro-Tem declared motion passed and Resolution approved. The gavel was then passed back to Chairman Hamm.

Resolution was presented, entitled "A RESOLUTION APPROVING AN OPERATOR FOR THE NEWLY PURCHASED DREDGE FOR DREDGING SERVICES AT THE MADISON HARBOR AND GRANITE CITY HARBOR." Budrovich Marine, LLC was chosen as the responsible proposer to operate the Port's recently acquired dredge at the Port's two harbor locations. 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. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Shipley
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE C0114 - BULK SERVICE ROOF OVERLAY PROJECT." Shay Roofing with a bid of \$57,993 was the lowest responsible bidder for the roof overlay project. 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
Shipley
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING PLOCHER CONSTRUCTION AS THE DESIGN-BUILD TEAM FOR THE CONSTRUCTION OF A NEW OFFICE BUILDING FOR GRANITE CITY TERMINAL." Plocher Construction was selected as the general contractor for the demolition of the old office building and construction of the new building using the existing building foundation at Granite City Terminal. 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
Shipley
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION AUTHORIZING THE SELECTION OF A CONTRACTOR AND AWARD OF REPAIR WORK FOR THE RED DOCK TERMINAL LOCATED IN THE GRANITE CITY HARBOR." The design/build team of Korte & Luitjohan Contractors has been selected to perform the structural design and repair work to the red dock terminal. 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
Hagnauer
Shipley
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

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

Executive Director, Dennis Wilmsmeyer, informed the Members that staff was notified late last week that the attorneys for the NMTC financing for the new warehouse construction project by the Port Foundation and the 26,000 sf. addition by the Port have determined that the ground lease needs to be amended to protect the interest of the New Markets Tax Credit (NMTC) financing for the Foundation. The changes, as determined by the Port's General Counsel, are not material or substantial to the form of the Ground Lease between the Port and the Foundation. The Amendment allows for the right to continue to discharge storm water onto the released parcel (Port property) and that the Foundation may, if they so elect, erect and maintain a party wall between the warehouse and the warehouse addition if the sub-lease with the Tenant terminates. Mr. Hamm moved to direct the Executive Director to resolve the non-substantive changes to the Land Lease between America's Central Port and America's Central Port Foundation I, Inc. via Amendment No. 2 to the Land Lease and to execute said Amendment on behalf of the Board of Commissioners of America's Central Port to be presented for ratification at the June 13, 2016 meeting of the Board. Mr. Shipley seconded. Roll call:

Voting Aye - Echols

Hagnauer
Shipley
Signall
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Chairman Hamm asked for a moment of silence in honor of Bob Wydra, the Port's previous Executive Director. Mr. Wilmsmeyer circulated a sympathy card to be sent to Bob's wife and family and stated that staff is looking for ideas for a memorial or dedication in Bob's honor. Mr. Hagnauer suggested maybe something at the South (Madison) Harbor since Mr. Wydra worked so hard to make it become a reality.

Mr. Wilmsmeyer informed the Members that the Port has been awarded the EDIE Award from the IL Chamber of Commerce. The award will be presented in Chicago next month.

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

Respectfully submitted,



Brant Walker
Secretary Pro-Tem