

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

December 12, 2016

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on December 12, 2016 at 11:45 a.m.

Roll call:

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

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

Chairman asked for the approval of the Minutes of the last regular meeting of November 14, 2016, which were submitted in advance to each Board Member. Mr. Hagnauer moved that the Minutes of the meeting be approved. Mr. Signall seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Signall  
Thompson  
Walker  
King

Voting Nay - None

Chairman declared motion passed and Minutes approved.

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

Voting Aye - Echols  
Hagnauer

Shipley  
Signall  
Thompson  
Walker  
King

Present - Hamm

Voting Nay - None

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

Resolution was presented, entitled "A RESOLUTION APPROVING LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND GATEWAY REGION YMCA EARLY CHILDHOOD CENTER." The proposed is a one year lease agreement for the daycare center. 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  
Signall  
Thompson  
Walker  
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND FACTORY DIRECT MATTRESS AND FURNITURE, INC." The proposed is a two year lease agreement for fenced space in Warehouse 2, Suite E. The lease carries a built-in rent escalator for year two. Mr. Hagnauer stated he would like staff to inform the tenant to remove their business signs they have posted in the City's right-of-ways. 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  
Hamm

Shipley  
Signall  
Thompson  
Walker  
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND RIVER'S EDGE TERMINALS, LLC FOR APPROXIMATELY 1,870 FEET OF RAIL TRACK AND AN ADJACENT PAVED DRIVEWAY LOCATED AT 1230 W SEVENTH STREET." The proposed License Agreement is for the storage of rail cars on the track associated with the new warehouse building on a flat-rate basis with a built-in annual escalator throughout the term. 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  
Hamm  
Shipley  
Signall  
Thompson  
Walker  
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING LOCKTON COMPANIES AS AMERICA'S CENTRAL PORT DISTRICT'S PROPERTY AND PUBLIC ENTITY OPERATING INSURANCE BROKERAGE FIRM." Staff submitted a Request for Proposals to nine brokerage firms for Commercial Insurance and Lockton Companies was selected as the firm that most closely met the Port District's needs. 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  
Signall  
Thompson  
Walker  
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE ILLINOIS DEPARTMENT OF CENTRAL MANAGEMENT SERVICES." The proposed will allow the Port to use the State of Illinois Central Management Services' iBid Online Auction system for property declared as excess by the Port which will allow the Port to reach a larger audience rather than holding a physical auction at the Port. 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  
Hamm  
Shipley  
Signall  
Thompson  
Walker  
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING AN EASEMENT WITH ILLINOIS BELL TELEPHONE COMPANY, D/B/A AT&T ILLINOIS, FOR A NEW TELECOMMUNICATION LINE TO SERVE 1230 W SEVENTH STREET, MADISON, ILLINOIS." The proposed easement is to allow fiber optic internet service installation to the new warehouse at 1230 W. Seventh Street. 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  
Hamm  
Shipley

Signall  
Thompson  
Walker  
King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION GRANTING AN ELECTRIC EASEMENT TO AMEREN ILLINOIS FOR ELECTRIC SERVICE TO 193 E STREET, MADISON, ILLINOIS." The proposed easement is for the installation of electric service to the new Bulk Storage 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. Shipley seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Signall  
Thompson  
Walker  
King

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 "PROJECT NEPTUNE" DESIGN-BUILD PROJECT." Approval of the proposed design/build team will allow the team to begin initial design work and the development of a Guaranteed Maximum Price (GMP) for the 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. Thompson seconded. Roll call:

Voting Aye - Echols  
Hagnauer  
Hamm  
Shipley  
Signall  
Thompson  
Walker

King

Voting Nay - None

Chairman declared motion passed and Resolution approved.

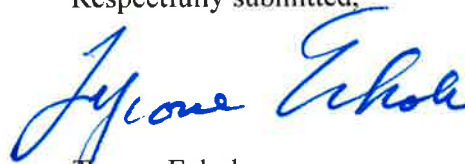
Port Engineer, Bill Stahlman, presented a brief overview of the Engineer's Report. Contractors are wrapping up the EDA rail project and should be complete by the end of the year. Mr. Shipley moved that the Engineer's Report be placed on file. Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Sales Manager, Frank Papa, gave a brief overview of the Sales Manager's Report. The report now includes the new warehouse building as well as the fabric warehouse building in the numbers. The Port currently has an approximate 8% vacancy rate throughout the commercial properties. Mr. Hamm moved that the Sales Manager's Report be placed on file. Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Hagnauer thanked the staff for another good Christmas Party and congratulated Mr. Wilmsmeyer on the great article in the St. Louis Small Business Monthly. Mr. Thompson thanked the staff for their efforts and the successful meeting with the Illinois Department of Commerce Foreign Trade Office officials.

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

Respectfully submitted,



Tyrone Echols  
Secretary