

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

January 14, 2019

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on January 14, 2019 at 11:45 a.m.

Roll call:

Tyrone Echols	Present
Ed Hagnauer	Present
John Hamm III	Present
Robert Shipley	Absent
Steve Signall	Present
Tom Thompson	Present
Brant Walker	Present

Those present in addition to the above Members were Dennis Wilmsmeyer, Robbie Williams, Frank Papa, Judy Truskowski, Salina Alfaro, LaMyeia Bradshaw, Mark Spizzo, Christie Voelker, 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 Walker asked for Public Comment. Hearing none, Chairman asked for the approval of the Minutes of the last regular meeting of December 10, 2018, which were submitted in advance to each Board Member. Mr. Echols moved that the Minutes of the meeting be approved. Mr. Thompson seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
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. Thompson moved that the Statement of Receipts and Disbursements be approved. Mr. Echols seconded. Roll call:

Voting Aye - Echols
Hagnauer
Signall
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 LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SCF REAL ESTATE, LLC."

Mr. Signall 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
Signall
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 PHILLIPS 66 COMPANY."

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
Signall
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 TINUUM SERVICES." 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
Signall
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 KREKOVICH PAINTING." 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. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION AUTHORIZING SIGNATURE CARDS WITH LIBERTY BANK TO ESTABLISH ACCOUNTS AND ALLOW FOR THE DEPOSIT, TRANSFER AND WITHDRAWAL OF FUNDS." 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. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "RESOLUTION ACCEPTING A MEMORANDUM OF AGREEMENT AND COVENANT OF USE, PURPOSE, AND OWNERSHIP FOR BUILDINGS 202 AND 203." 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. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE PROFESSIONAL DESIGN SERVICES PROPOSAL FROM THE LAWRENCE GROUP FOR THE RENOVATION OF BUILDING 202." Mr. Signall 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
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Dennis Wilmsmeyer, Executive Director, updated the Members regarding the Madison Harbor Loan with Regions Bank. Regions submitted a list of 28 questions on December 17th, with 10 more questions following in the next few days. Staff, along with Commissioner Signall, met with the representatives of the Bank's team on December 18, followed by a tour of the Port. Mr. Wilmsmeyer thanked Mr. Signall for participating in the meeting. Mr. Wilmsmeyer thanked the members of the staff for their cooperation and quick response to the questions, which resulted in responding to 32 of the questions by December 24th, with 5 more being answered by January 4th. The Bank's team will be meeting again with staff on January 16th at 1:00. Mr. Wilmsmeyer invited the Members to attend if they were able. Staff is anticipating the Debt Service Coverage Ratio to be 1.80 or more for December, 2018, exceeding the requirement of the loan agreement.

Resolution was presented, entitled "A RESOLUTION APPROVING A RAIL TRACK MAINTENANCE REIMBURSEMENT ALLOWANCE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND PORT HARBOR RAILROAD." 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. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Bill Stahlman, Port Engineer, gave a brief summary of the Engineer's Report. The Fender project at the Granite City Harbor is now complete. The contractor was able to fabricate the mounting of the ladders to the dock within the previously approved contingency of the project. The next phase of the Granite City Harbor will be the dock pavement and drainage which we anticipate beginning in August. The Operator has informed us that they will be purchasing a new hydraulic crane and upgrading the conveyor system around the same time-frame which will help to minimize any impact to their operations. Mr. Hamm moved that the Engineer's Report be placed on file. Mr. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and approved.

Frank Papa, Sales Manager, gave a brief overview of the Sales Manager's Report. Mr. Hamm moved that the Sales Manager's Report be placed on file. Mr. Echols seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and approved.

Mr. Wilmsmeyer informed the Members that he has not heard anything further about Board appointments being made by Governor Rauner. The inauguration of Governor Pritzker was to take place earlier this morning.

Mr. Wilmsmeyer also informed the Board that staff has met with a candidate for the Marketing position that was vacated in 2017. The prospective position would be geared more toward lead-generation for the Sales Manager, reaching a greater market of prospective tenants. The position would be a full time, permanent employment. Mr. Echols moved that the Executive Director move forward with an offer for employment. Mr. Hagnauer seconded. Roll call:

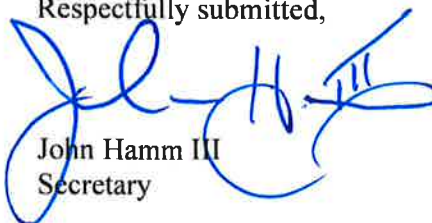
Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and approved.

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

Respectfully submitted,



John Hamm III
Secretary

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