

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF ANNUAL BOARD MEETING

July 8, 2019

The annual meeting of the America's Central Port District Board was held at the Port District offices on July 8, 2019 at 11:45 a.m.

Roll call:

Tyrone Echols	Present
Ed Hagnauer	Present
John Hamm III	Present
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, Alex Burkart, Mark Spizzo, Christie Voelker, Tom Miller, Ben McCall and Bill Stahlman, as Port Engineer, of Port Staff; and Kirby Ontis, City of Alton Comptroller, as guest.

Chairman Walker asked for Public Comment. Hearing none, Chairman asked for the approval of the Minutes of the last regular meeting of June 10, 2019, which were submitted in advance to each Board Member. Mr. Hamm 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. Hagnauer 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.

John Papa of Callis Law Firm arrived and his name was placed upon the roll.

Mr. Hamm moved, that Agenda Items 3 through 10 and Agenda Item 15, inasmuch as the Resolutions presented have been previously circulated in written form to and received by all of the Members of the Board, and that the reading of said Resolutions be waived and that the same be adopted in the written form as presented. Mr. Echols seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and Resolutions approved and Sales Manager's report placed on file.

For clarity, the following Resolutions and report were presented as Agenda Items 3 through 10 and 15:

3. A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ARIZON COMPANIES OF ILLINOIS
4. A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND TAN MARKETING
5. A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE APRIL 8, 2018 LEASE BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND CELTA CHEMICAL, INC. FOR WAREHOUSE 3, SUITE B
6. A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND CELTA CHEMICAL, INC FOR WAREHOUSE 3, SUITE C
7. A RESOLUTION APPROVING A LAND LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND BOISE CASCADE BUILDING MATERIALS, LLC.
8. A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND BOISE CASCADE BUILDING MATERIALS, LLC. (Warehouse Lease)
9. A RESOLUTION APPROVING AN OFFICE LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND BOISE CASCADE BUILDING MATERIALS, LLC.

10. A RESOLUTION APPROVING AMENDMENT NO. 2 TO THE LEASE AGREEMENT DATED MARCH 13, 2017 BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND GRAIN DENSIFICATION INTERNATIONAL

15. SALES MANAGER'S REPORT

Deputy Director, Ben McCall, thanked Frank Papa, Sales Manager, for his pursuit in working with Boise Cascade over the past year to get them to relocate to the Port; Robbie Williams, Office Manager, for working through the lease agreements with Boise's legal counsel; and John Papa, Port legal counsel, for his review and input to finalize the lease documents.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT #1 TO THE RETAINED MAINTENANCE DREDGING SERVICES CONTRACT WITH BUDROVICH MARINE, LLC." Mr. Hagnauer moved inasmuch as the Resolution presented has been previously circulated in written form to and received by all of the Members of the Board, and that the reading of said Resolution be waived and that the same be adopted in the written form as 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 AUTHORIZING THE PURCHASE OF A NEW JOHN DEERE Z997R MOWER FROM WM. NOBBE AND COMPANY, INC." Mr. Signall moved inasmuch as the Resolution presented has been previously circulated in written form to and received by all of the Members of the Board, and that the reading of said Resolution be waived and that the same be adopted in the written form as 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 PURCHASE OF FLEX WING ROTARY CUTTER." Mr. Hamm moved inasmuch as the Resolution presented has been previously circulated in written form to and received by all of the Members of the Board, and

that the reading of said Resolution be waived and that the same be adopted in the written form as presented. Mr. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port Engineer, Bill Stahlman, gave a brief summary of the Engineer's Report. The river is finally receding and staff has been assessing the damage – sewer failures, an estimated 230,000 cubic yards of silt in the harbor as well as general clean-up. Bids for the GC Harbor Dock project were very competitive and came in well under the projected project cost. Staff is working with IDOT to try to re-appropriate the remaining funds for the dock repaving. Mr. Hamm moved that the Engineer'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.

Ben McCall reported to the Members that with the approval of the Leases earlier on the Agenda that the Commercial Property is now approximately 90% occupied which is at its highest percentage since 2017.

Mr. Hagnauer moved that the pre-approved rotation of officers be implemented for the office of Chairman and Secretary, placing John Hamm as Chairman and Tom Thompson as Secretary for the ensuing year. Mr. Signall seconded. With no further nominations, Mr. Hagnauer moved that the nominations be closed and Hamm and Thompson be elected as Chairman and Secretary. Mr. Signall seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman Walker declared motion passed and Chairman and Secretary elected.

Mr. Hamm moved that Tyrone Echols be elected Treasurer for the ensuing year. Mr. Hagnauer seconded. With no further nominations, Mr. Signall moved that the nominations be closed and Echols be elected as Treasurer. Mr. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman Walker declared motion passed and Treasurer elected.

Mr. Hamm moved that Dennis Wilmsmeyer be appointed as Executive Director for the ensuing year. Mr. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman Walker declared motion passed and Executive Director appointed.

Mr. Hagnauer moved that John Papa of Callis Law Firm be appointed as Port Attorney. Mr. Echols seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman Walker declared motion passed and Port Attorney appointed.

Mr. Hagnauer moved that Bill Stahlman of Port Staff be appointed Port Engineer for the ensuing year. Mr. Echols seconded. Roll call:

Voting Aye - Echols
Hagnauer

Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman Walker declared motion passed and Port Engineer appointed.

Newly elected Chairman Hamm presented Mr. Walker with a plaque in appreciation of his term as Chairman during the past year and thanked him for his service.

There being no further business to come before the Board, Mr. Hamm moved that the Meeting be adjourned. Mr. Thompson seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Signall
Thompson
Walker

Voting Nay - None

Chairman declared motion passed and meeting adjourned.

Respectfully submitted,



John Hamm-III
Secretary