

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING

September 11, 2023

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on September 11, 2023 at 11:45 AM.

Roll call:

Lisa Brown	Present
Tyrone Echols	Absent
David Goins	Present
John Hamm III	Present
Robert Palus	Present
Steve Signall	Present
Ed Hagnauer	Present

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams, Luke Kreamalmeyer, Ashley Ramos, Alex Burkart, Ben McCall and Bill Stahlman, Port Engineer, of Port Staff; and Derek Filcoff, as legal counsel, were also in attendance.

Chairman Hagnauer asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the Board Meeting held on August 14, 2023. Mr. Palus moved that the Minutes be approved. Ms. Brown seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

Mr. Palus moved that the Financials be approved and placed on file. Mr. Signall seconded. Roll call:

Voting Aye - Brown
Goins
Palus
Signall
Hagnauer

Voting Nay - Hamm

Chairman declared motion passed and Financials approved.

Mr. Hamm moved that the regularly scheduled October Board Meeting be rescheduled to October 10, 2023 due to the Columbus Day holiday. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A WAREHOUSE LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ST. LOUIS SCREW AND BOLT." 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. Goins seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A WAREHOUSE LEASE AGREEMENT BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND MATTINGLY LUMBER AND MILLWORK, INC.” 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. Goins seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A WAREHOUSE LEASE AGREEMENT BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND EXPRESS CHEM.” 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. Ms. Brown seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ordinance No. 200 was presented, entitled “AN ORDINANCE AMENDING ORDINANCE 188 AUTHORIZING THE DISPOSITION OF SURPLUS PERSONAL PROPERTY.” 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. Signall seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and the Ordinance adopted.

Port Engineer, Bill Stahlman, gave a brief overview of the Engineer's Report. First Street Project – Contractor is finalizing the work for IL American Water and have begun the sewer work. Awaiting response from IDOT regarding the proposed revised schedule for the next phase of the project. Storm Damage – materials have been delivered for the repair of Whse 5, Suite E and roof deck patching is underway. Staff is expecting quotes this week for repairs to the Hangar. Madison Harbor – Reviewing specs and plans for the storage bin project and will submit bid package to EDA for their approval later this month. Mr. Goins moved that the Engineer's Report be placed on file. Mr. Hamm seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Deputy Director, Ben McCall, gave a brief summary of the Business Report. New charts have been implemented to show occupancy along with graphing the monthly rental income. Ms. Brown moved that the Business Report be placed on file. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. McCall introduced Ashley Ramos who is the new Commercial Property Manager and stated that a new Laborer II, Tyler Watts, has also been hired in the Maintenance Department.

Executive Director, Dennis Wilmsmeyer, announced the formal award of \$5 million from the State for the MEGA Sites Grant that will fund up to 50% of the purchase of Ameren land. Ameren is working on closing documents.

Mr. Wilmsmeyer also informed the Members that the Port received a planning grant for the 8 ½ mile stretch of IL Rt. 3 from the McKinley Bridge to I-270 that will look at both on-roadway and off-roadway improvements.

Mr. Wilmsmeyer informed the Members that staff has purchased one new “sample” chair for the conference room in an effort to replace the deteriorating conference room chairs. Mr. Goins, who was trying out the new chair, stated it was comfortable and seemed well constructed. Mr. Hamm moved that the remaining chairs be replaced with the new selection. Mr. Hagnauer seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

The St. Louis World Trade Center's annual Growing Global event is Wednesday, September 20th at the Ritz Carlton. Mr. Wilmsmeyer invited those Members interested in attending to contact him

at their earliest convenience. The Port will provide transportation to and from the event for those who want to carpool.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "David Goins".

David Goins
Secretary