

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

November 18, 2019

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on November 18, 2019 at 11:45 a.m.

Roll call:

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

Those present in addition to the above Members were Dennis Wilmsmeyer, Robbie Williams, Frank Papa, Darrin Jones, Salina Alfaro, LaMyeia Bradshaw, Phil Sholl, Tom Miller, Judy Truskowski and Bill Stahlman, as Port Engineer, of Port Staff; John Papa of Callis Law Firm as legal counsel; and Kevin Tepen of CJ Schlosser.

Chairman Hamm asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the last regular meeting of October 21, 2019, which were submitted in advance to each Board Member. Mr. Echols moved that the Minutes of the meeting be approved. Mr. Palus 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. Thompson seconded.

Roll call:

Voting Aye - Echols
Palus
Signall
Thompson
Walker

Present - Hamm

Voting Nay - None

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

Kevin Tepen of CJ Schlosser presented the Audit Report for FY 2019. He also presented a summary of the past four years for comparison purposes. Operating Revenue has shown a steady, positive increase over the last four years. Dredging and depreciation of the buildings continues to be the biggest hit to the Port's financial position, however. The net pension liability grew this year due to the new actuarial values provided by the Illinois Municipal Retirement Fund, associated with lower than expected pension fund earnings. The Port's long-term debt

decreased by \$1 million to \$18.4 million, and the Port ended the year with a 2.4 Debt Service Coverage Ratio, showing good improvement in overall net income available to fund debt payments. Mr. Tepen stated that the Port's overall financial position was good. Mr. Echols moved that the Audit Report be placed on file. Mr. Palus seconded. Roll call:

Voting Aye - Echols
Palus
Signall
Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A COMMERCIAL LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND WALSH CONSTRUCTION COMPANY." 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. Thompson seconded. Roll call:

Voting Aye - Echols
Palus
Signall
Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A COMMERCIAL LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ZECOAT CORPORATION." 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
Palus
Signall
Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND EHRHARDT ENGINEERED SOLUTIONS DATED JUNE 13, 2016." 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. Walker seconded. Roll call:

Voting Aye - Echols
Palus
Signall
Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION RATIFYING A COMMERCIAL LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ILLINOIS ELECTRIC WORKS." 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. Palus seconded. Roll call:

Voting Aye - Echols
Palus
Signall
Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A COMMISSION AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND INTELICA COMMERCIAL REAL ESTATE COMPANY." Mr. Palus 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. Walker seconded. Roll call:

Voting Aye - Echols
Palus
Signall
Thompson

Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A FOREIGN TRADE ZONE OPERATORS AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT, GRANTEE OF FTZ 31, AND WALGREEN CO., OPERATOR." Mr. Palus 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. Walker seconded. Roll call:

Voting Aye - Echols
Palus
Signall
Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION ACCEPTING A LETTER AGREEMENT TO PAY OFF OUTSTANDING OBLIGATIONS OF AMERICA'S CENTRAL PORT DISTRICT'S MADISON (SOUTH) HARBOR LOAN WITH REGIONS BANK." Mr. Thompson 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. Palus seconded. Roll call:

Voting Aye - Echols
Palus
Thompson
Hamm

Voting Nay - Signall
Walker

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION AUTHORIZING THE PURCHASE OF TWO NEW PICKUP TRUCKS THROUGH THE STATE OF ILLINOIS JOINT PURCHASING PROGRAM." Mr. Thompson 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. Walker seconded. Roll call:

Voting Aye - Echols
Palus
Signall
Thompson
Walker
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Bill Stahlman, Port Engineer, gave a summary of the Engineer's Report. The Granite City Dock project is complete. This is the first project to be completed through the IDOT Competitive Freight Program in the State. For dredging, the Port will need to resubmit the application with the Corps due to a significant increase in the amount of dredge material from the original application. The Port's dredge basin is reaching capacity. Bill has spoken with two prospects to purchase our dredge. Mr. Signall moved that the Engineer's Report be placed on file. Mr. Echols seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Frank Papa gave a brief summary of the Sales Manager's Report. Mr. Signall moved that the Sales Manager's Report be placed on file. Mr. Walker seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Wilmsmeyer informed the Members that the Port's Christmas Party will be on Friday, December 13th at the Argosy in Alton beginning at 6:00 PM.

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

Respectfully submitted,



Tom Thompson
Secretary