

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

July 11, 2022

The Annual Meeting of the America's Central Port District Board was held at the Port District offices on July 11, 2022 at 11:45 AM.

Roll call:

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

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams, Frank Papa, Darrin Jones, Ben McCall, and Bill Stahlman, Port Engineer, of Port Staff; and Derek Filcoff, as legal counsel, were in attendance.

In the absence of Chairman Echols, Mr. Goins moved that Mr. Hamm serve as Chairman Pro-Tem for the meeting. Mr. Signall seconded and, with all Members present and voting Aye, Mr. Hamm was elected Chairman Pro-Tem for the meeting.

In the absence of Secretary Hagnauer, Mr. Hamm moved that Mr. Goins serve as Secretary Pro-Tem for the meeting. Mr. Signall seconded and, with all Members present and voting Aye, Mr. Goins was elected Secretary Pro-Tem.

Chairman Pro-Tem Hamm suggested that Agenda Item #14, Election of Officers, be moved to the beginning of the Agenda. Mr. Goins moved that the change to the Agenda be approved, Ms. Brown seconded and, with all Members present and voting Aye, Chairman Pro-Tem Hamm declared motion approved and Agenda modified.

Mr. Palus moved that the pre-approved rotation of officers, as modified at the June 13, 2022 Board meeting, be implemented for the office of Chairman and Secretary, placing John Hamm as Chairman and Ed Hagnauer as Secretary. Mr. Goins seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman Pro-Tem Hamm declared motion passed and the offices of Chairman and Secretary for the ensuing year approved.

Chairman Pro-Tem Hamm assumed his role as Chairman.

Mr. Hamm nominated Mr. Goins for the office of Treasurer for the ensuing year. Mr. Signall seconded. Chairman asked for any other nominations, of which there were none. Mr. Palus moved that nominations be closed and Mr. Goins seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared nominations closed.

Mr. Palus moved that Mr. Goins be elected Treasurer for the ensuing year. Mr. Signall seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Mr. Goins elected Treasurer for the ensuing year.

Chairman Hamm asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the June 13, 2022 Board Meeting. Ms. Brown moved that the Minutes be approved. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

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

Voting Aye - Brown
Goins
Palus
Signall

Present - Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Chairman Hamm suggested that Agenda Items 3, 4, 5 be approved and Item 13 be placed on file. Mr. Signall moved that the Agenda Items be approved, specifically: "A RESOLUTION APPROVING A WAREHOUSE LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL

PORT DISTRICT AND SUPPLIED INDUSTRIAL SOLUTIONS, INC.”; “A RESOLUTION APPROVING A WAREHOUSE LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND THE UNIVERSE ROYALS GROUP”; “A RESOLUTION APPROVING A LAND LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND STOCK TRANSPORT, INC.”; and the Business Report. Mr. Palus seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolutions approved and the Business Report placed on file.

Resolution was presented, entitled “A RESOLUTION APPROVING THE BINDING OF EMPLOYEE BENEFITS INSURANCE FOR AMERICA’S CENTRAL PORT DISTRICT”. 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

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ben McCall, Deputy Director informed the Members that the next three Agenda items were all related to the “unwind” of the New Markets Tax Credit financing for the construction of the Amber Warehouse and the Bulk Storage Building through the Port’s subsidiary, America’s Central Port Foundation I, Inc. The Foundation is refinancing the loan with GCS Credit Union for the Amber Warehouse only, and the asset, the Bulk Storage Building, will be transferred to the Port and will now be leased to SCF rather than subleased.

Resolution was presented, entitled “RESOLUTION APPROVING AMENDMENT NO. 3 TO DECEMBER 14, 2015 LAND LEASE AGREEMENT AND RELEASE OF LEASE TO DECEMBER 31, 2015 COMMERCIAL BUILDING LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND AMERICA’S CENTRAL PORT FOUNDATION I, INC.” 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. Signall seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “RESOLUTION AUTHORIZING AND ACCEPTING TRANSFER OF OWNERSHIP OF THE BULK STORAGE BUILDING AT 193 E STREET FROM AMERICA’S CENTRAL PORT FOUNDATION I, INC.” Mr. Goins 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

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “RESOLUTION APPROVING AMENDMENT NO. 1 TO JULY 13, 2020 COMMERCIAL BUILDING SUBLEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SCF LEWIS AND CLARK TERMINALS LLC.” Mr. Goins 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 - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BY AND BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND LOCAL 399, INTERNATIONAL UNION OF OPERATING ENGINEERS.” 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. Palus seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH KRECH OJARD & ASSOCIATES, INC. FOR THE DESIGN OF THE MADISON HARBOR IMPROVEMENTS PROJECT." Mr. Goins 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 - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Bill Stahlman, Port Engineer, gave a brief overview of the Engineer's Report. The 4th Street Reconstruction Project has been going smoothly and appears they will be looking at final completion the end of this month. The bid opening with IDOT for the First Street Right-In/Right-out project was opened on June 17th. No award has been made. The lowest bid was significantly higher than the estimated project total. Staff is working with IDOT to see if there are other funds available to access to cover the project.

Chairman Hamm appointed Dennis Wilmsmeyer as Executive Director, Bill Stahlman as Port Engineer and Derek Filcoff as Port Attorney. Mr. Palus moved that the slate of officials be appointed. Mr. Goins seconded. Roll call:

Voting Aye - Brown
Goins
Hamm
Palus
Signall

Voting Nay - None

Chairman declared motion passed and approved.

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

Respectfully submitted,



David Goins
Secretary Pro-Tem