

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

December 13, 2021

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on December 13, 2021 at 11:45 AM.

Roll call:

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

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

Chairman asked for Public Comment. Hearing none, Chairman asked for the approval of the Minutes of the November 8, 2021 Board Meeting. Mr. Palus moved that the Minutes be approved. Ms. Brown seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Echols

Voting Nay - None

Chairman declared motion passed and Minutes approved.

Ms. Brown moved that the Financials be approved and placed on file. Mr. Hagnauer seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Echols

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND MATTINGLY LUMBER AND

MILLWORK, INC.” 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. Palus seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Echols

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 YMCA EARLY CHILDHOOD CENTER.” Ms. Brown 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 - Aud  
Brown  
Hagnauer  
Palus  
Echols

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 SCF LEWIS & CLARK TERMINALS, LLC.” 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. Palus seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Echols

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Mr. Signall arrived and his name was placed upon the roll.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE OCTOBER 12, 2021 LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ACME CONSTRUCTORS." 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. Ms. Brown seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Signall  
Echols

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 CELTA CHEMICAL." 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. Palus seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Signall  
Echols

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 SUPPLIED INDUSTRIAL SOLUTIONS." 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. Ms. Brown seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Signall  
Echols

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 SUPPLIED INDUSTRIAL SOLUTIONS." 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. Ms. Brown seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Signall  
Echols

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION AUTHORIZING THE LEASE OF ONE NEW TRACTOR THROUGH JOHN DEERE FINANCIAL FOR A TERM OF THREE YEARS." 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. Ms. Aud seconded. Roll call:

Voting Aye - Aud  
Brown  
Hagnauer  
Palus  
Signall  
Echols

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Bill Stahlman, Port Engineer, presented an overview of the Engineer's Report noting that the West Fourth Street Reconstruction Project is out for bid. Staff anticipates bringing the lowest responsible bidder to the January, 2022 Meeting for approval. Mr. Hagnauer moved that the Engineer's Report be placed on file, Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Frank Papa, Sales Manager, presented the Business Report. Mr. Hagnauer moved that the Business Report be placed on file, Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Deputy Director, Ben McCall, updated the Members that the Improvements Mortgage for the South 40 Rail Track Project presented at the November 8, 2021 meeting has been finalized and recorded. He also informed the Members that the Port had been notified by the legal firm representing Royal Banks of Missouri that the Bank would be assuming the Lease for one of our tenants, Grain Densification International (GDI), as per the terms of the Landlord Consent Agreement between the Port and Royal Banks of Missouri.

Mr. Wilmsmeyer informed the Members that the Port's Annual Audit was anticipated to be complete in December for FY 2021 but that it now should be available for presentation at the January, 2022 meeting.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ed Hagnauer", with a long, sweeping flourish extending to the right.

Ed Hagnauer  
Secretary