

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

August 8, 2022

The regular month meeting of the America's Central Port District Board was held at the Port District offices on August 8, 2022 at 11:45 AM.

Roll call:

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

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

Chairman Hamm asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the July 11, 2022 Board Meeting. Ms. Brown moved that the Minutes be approved. Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

Mr. Hagnauer moved that the Financials be approved and placed on file. Mr. Goins seconded.

Roll call:

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall

Present - Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Dennis Wilmsmeyer, Executive Director, gave a brief overview of the Port's annual Cash and Investment statement for the past fiscal year (July 1, 2021 – June 30, 2022). Receipt of grant reimbursements and no dredging this year was significant in increasing the Port's overall cash position. Staff has been working to implement a triple-net rate structure to include common area maintenance and property insurance reimbursement for commercial tenants to offset some of the Port's annual operating expenses. Mr. Signall moved that the report be placed on file. Mr. Goins seconded and, with all Members present and voting Aye, Chairman declared motion passed and report placed on file.

Resolution was presented, entitled “RESOLUTION AUTHORIZING FY 2023 ACCOUNT SIGNERS ON THE LIBERTY BANK ACCOUNTS.” 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 - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Chairman Hamm suggested that Agenda Items 5, 6, 7 and 8 be approved; namely, “A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND MATTINGLY LUMBER & MILLWORK, INC.” for Building No. 204, Suite A, “A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND MATTINGLY LUMBER & MILLWORK, INC.” for Building No. 331, Suite D, “A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE LEASE AGREEMENT DATED DECEMBER 14, 2020 BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SCF LEWIS & CLARK TERMINALS FOR OPEN SHED NO. 569, SUITE A” to add Suites B – E, and “A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND JUNG WAREHOUSING, INC.” for Warehouse No. 3, Suite C. Mr. Palus moved inasmuch as the Resolutions as now presented have been previously circulated in written form to and received by all of the Members of the Board, that the reading of said Resolutions be waived and that same be adopted in the written form as now presented. Mr. Goins seconded. Roll call:

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolutions approved.

Resolution was presented, entitled “A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE ANNUAL, 3-YEAR, AND 5-YEAR FIRE SPRINKLER INSPECTION PROJECT”. 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 - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “RESOLUTION APPROVING AN AGREEMENT FOR INVESTMENT AND OWNERSHIP OF CERTAIN ASSETS UNDER THE BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) TRANSPORTATION GRANTS PROGRAM”. 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 - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION RE-APPOINTING THE BOARD OF DIRECTORS OF AMERICA’S CENTRAL PORT FOUNDATION I, INC.”; namely, Mike Lehman, Destini Lednicky and Tom Wobbe. 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. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING TWO EASEMENTS WITH ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ADA SIDEWALK AND ACCESS IMPROVEMENTS AT THE INTERSECTION OF ILLINOIS ROUTE 3 AND W. 20TH STREET.” 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
Hagnauer

Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUNEAU ASSOCIATES FOR ANNUAL ENGINEERING AND LAND SURVEYING SERVICES.” 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. Hagnauer seconded. Roll call:

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Bill Stahlman, Port Engineer, presented a draft of the 2040 Master Plan which identifies about 47 large-scale projects totaling approximately \$200+ Million. Once the Plan has been finalized, staff will be presenting it to the Board for approval.

Mr. Stahlman gave a brief overview of the Engineer’s Report. The contractor has been finishing driveway entrances and intersections for the 4th Street Reconstruction Project for projected close-out of the project the end of August. The Contractor has begun removing fill material from the sedimentation basin to be relocated to the disposal location. Mr. Hagnauer moved that the Engineer’s Report be placed on file. Mr. Goins seconded and, with all Members present and voting Aye, Chairman declared motion passed and report placed on file.

Frank Papa, Sales Manager, presented the Sales Manager’s Report. Ms. Brown moved that the report be placed on file. Mr. Goins seconded and, with all Members present and voting Aye, Chairman declared motion passed and report placed on file.

Mr. Wilmsmeyer informed the Members that three “Tablets” were made available for use by Board Members during the meeting to follow along with the Agenda to see if this would be a helpful tool for future meetings. Mr. Stahlman demonstrated some additional features that could be added to help identify the locations of leases and projects of the Port. The three Members stated it was a helpful tool and it was suggested the Port purchase enough Tablets for all members to use during future meetings.

Mr. Wilmsmeyer informed the Members that the Maritime Administration (MARAD) has informed the Port that there are no additional funds available for the “Tilter Project” and the Port

would need to find other sources to fund any additional improvements including extending electricity to the tilter. The project will be closed out by MARAD.

Mr. Wilmsmeyer also informed the Members that there will be a Ribbon-Cutting ceremony for the completion of the Merchant's Bridge on September 15th to be held at the Madison Harbor dock. Invitations will be sent soon.

As a follow-up to the bids on the First Street Right-In/Right-Out project that is approximately \$1.3 Million over budget, IDOT has informed the Port that it is making an additional \$1 Million available to help fund the project. The Port will need to fund the additional local match.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ed Hagnauer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ed Hagnauer
Secretary