

AMERICA'S CENTRAL PORT DISTRICT
MINUTES OF SPECIAL BOARD MEETING

June 16, 2023

A Special Meeting of the America's Central Port District Board was held at the Port District offices on June 16, 2023 at approximately 11:55 AM.

Roll call:

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

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams and Ben McCall, of Port Staff; Derek Filcoff, as Port legal counsel; and Mike Parkinson, Mayor, City of Granite City, IL were also in attendance.

Chairman Hamm asked for Public Comment. Hearing none, he stated the reason for the Special Board Meeting; namely, to discuss the negotiations of a proposed land Lease of the Waste Water Treatment Plant. The Treatment Plant is located on the Port's property and the land is currently leased to the City of Granite City who owns the facility. The City of Granite City is currently in negotiations with Illinois American Water Co. to sell the facilities; however, since the facilities are located on Port property, the Port and Illinois American need to settle a land lease for which the facilities are situate.

Executive Director, Dennis Wilmsmeyer, gave a brief overview of the history of the Waste Water Treatment Plant. Prior to the Port taking over the Charles Melvin Price Support Center, the Army leased the ground to the City of Granite City for the Waste Water Treatment Plant along with expansion land on which the City built a firing range. The Port District assumed the Lease between the Army and the City of Granite City which expired in October, 2014. Documentation indicating Pump Station 408, which pumps stormwater from low lying areas on the property to the River, was transferred to the City of Granite City during the Army's vacation of the property in the year 2000. The pump station was not maintained for several years and it was discovered by the Port that the pump was no longer working. The Port spent a considerable amount of money in upgrading the pump to return it to working order. During the renewal of the land lease agreement and, as a condition of the renewal between the Port District and Granite City, the City accepted ownership of Pump Station 408 and the responsibility to operate and maintain the pump station and all utilities in exchange for \$1 annual rent during the primary term of the Lease. It has been discovered that the City has not maintained the pump station and it has once again fallen in disrepair. It is estimated to cost \$500,000 to \$1 million to bring the pump station back to acceptable working order. The Port's tenants are impacted and are subject to flooding if the pump is not maintained and operated. Illinois American Water has stated that they are unable to assume the responsibilities of Pump Station 408 since it is a storm water system, and is not associated with the operations of a treatment plant nor a water company.

Mike Parkinson, Mayor of the City of Granite City arrived at the meeting and his name was placed upon the record.

Mr. Parkinson informed the Members that the City of Granite City and Illinois American Water have settled a contract to sell the Waste Water Treatment Plant facilities to the water company. Illinois American Water Co. contacted Mayor Parkinson stating that the Port's proposed lease amount was too high and could impact the dollar amount offered for the purchase of the plant. Mr. Parkinson asked that the Port reconsider its proposed lease rate so that the sale of the plant is not affected. The sale of the plant is of vital importance to the City of Granite City.

Mr. Wilmsmeyer stated that in his discussion with Illinois American Water, he would be providing a draft lease for their consideration. A draft lease was sent to Mr. Ken Jones on May 9th. Mr. Wilmsmeyer stated there has not been any response from Illinois American Water regarding the terms of the lease to date.

Mr. Parkinson inquired as to how the proposed lease rate was determined. Mr. Wilmsmeyer replied that the rate was determined by applying our standard monthly rate per acre and adding the amortized cost of repairs needed for the pump station and the Port's future operation and maintenance of the pump station since the water company, nor the City of Granite City, claims to have ownership of, or wishes to take over ownership of the pump station. Mr. Wilmsmeyer also stated that the water company, in order to reduce monthly rent, could rent only the land that the plant currently occupies and "cut-out" the remainder of the acreage currently held by the City.

Mr. Parkinson responded by stating that a portion of the Port's tenants are the only ones affected by the operation of the pump station and that the sale of the treatment plant affects the entire community of Granite City and suggested that the costs for repair and future operation and maintenance of the pump station should be passed on to the Port's tenants or possibly reach out to the levee district to see if there are funds available to the Port.

Mr. Parkinson stated that he can arrange a meeting between Illinois American Water, the City of Granite City and the Port to further discuss the terms of the lease.

There being no further business to come before the Board, Mr. Hamm 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,



Ed Hagnauer
Secretary