

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING

August 14, 2023

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on July 10, 2023 at 11:45 AM.

Roll call:

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

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams, Phil Sholl, Luke Kreamalmeyer, Christie Voelker, Alex Burkart, Ben McCall and Bill Stahlman, Port Engineer, of Port Staff; and Derek Filcoff, as legal counsel, were also in attendance.

Chairman Hagnauer asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the Board Meeting held on July 10, 2023. Mr. Echols moved that the Minutes be approved. Ms. Brown seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

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

Voting Aye - Brown
Echols
Goins
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Financials approved.

Executive Director, Dennis Wilmsmeyer presented the Annual Financial Update. Mr. Wilmsmeyer reported that the Port's position is better than the previous year and that, for the first time in several years, the Port was able to invest some funds in a CDARS to take advantage of the higher interest rates and is in a good cash surplus position at the end of the fiscal year. The Port, and its subsidiary, currently have three outstanding loans: Madison Harbor, Amber Warehouse and Bldg. 203 rehabilitation. The Port continues to achieve the quarterly 1.2x Debt Service Coverage ratio and has reduced the Madison Harbor loan to approximately \$15 million. Mr. Wilmsmeyer also informed the Members of a few items planned in the FY2024 fiscal year, including, that the Port will incur significant expenses to repair Pump Station 408 as we assume the maintenance and operation responsibilities from the City of Granite City pending the sale of the Treatment Plant to IL American Water. Many of the grant-funded projects will be starting this

fiscal year and project costs are coming in much higher than anticipated. Mr. Echols moved that the Financial Update be placed on file. Ms. Brown seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Resolution was presented, entitled “RESOLUTION AUTHORIZING FY 2024 ACCOUNT SIGNERS ON THE LIBERTY BANK ACCOUNTS.” 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. Goins seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Signall
Hagnauer

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 AZTEC INTERIOR DESIGN CO.” 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. Ms. Brown seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING AMENDMENT NUMBER 4 TO THE LEASE AGREEMENT BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE GENERAL SERVICES ADMINISTRATION ON BEHALF OF USDA.” 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. Goins seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Signall

Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A LAND LEASE AGREEMENT BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND ILLINOIS-AMERICAN WATER COMPANY FOR APPROXIMATELY 28 ACRES OF LAND.” 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. Ms. Brown seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port Engineer, Bill Stahlman, gave a brief overview of the Engineer’s Report. Patching of minor storm damage to warehouse roofs is underway and we are scheduled to begin the roof repair of Warehouse 5-E in mid-August. Final numbers are still being evaluated from the storm damage but are anticipated to be less than our deductible. Mr. Signall 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 approved.

Deputy Director, Ben McCall, gave a brief summary of the Business Report. Boise is meeting with top executives regarding moving forward with the construction of a new building; Express Chem will be vacating one of its warehouse spaces by the end of this month; and Fletcher-Reinhardt will be vacating their warehouse space at the end of October. Mr. Goins moved that the Business Report be placed on file. Ms. Brown seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Wilmsmeyer informed the Members that Elliot Davis had interviewed the Superintendent of Venice School the previous week regarding the price of the new school they plan to build.

Mr. Wilmsmeyer also noted that the World Trade Center St. Louis will be holding its annual Growing Global event on September 20th and invited those that were able to attend.

Mr. McCall informed the Members that a new Commercial Property Manager has been hired, Ashley Ramos, and she will begin work on August 28.

There being no further business to come before the Board, Mr. Echols 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 cursive script that reads "David Goins".

David Goins
Secretary