

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING

July 10, 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:

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, LaMyeia Bradshaw, Phil Sholl, Luke Kreamalmeyer, Christie Voelker, Alex Burkart, and Bill Stahlman, Port Engineer, of Port Staff; Port interns, Christian Tresoldi and Parker Boyce; and Derek Filcoff, as legal counsel, were also in attendance.

Chairman Hamm asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the Rescheduled Board Meeting held on June 13, 2023. Mr. Hagnauer moved that the Minutes be approved. Mr. Goins seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

Chairman asked for the approval of the Special Board Meeting Minutes held on June 16, 2023. Mr. Hagnauer moved that the Minutes be approved. Mr. Goins seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

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

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall

Present - Hamm

Voting Nay - None

Chairman declared motion passed and Financials approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND MATTINGLY LUMBER & MILLWORK, INC." 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. 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 "A RESOLUTION APPROVING AMENDMENT #1 TO THE LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ACME CONSTRUCTORS, 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. 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 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. 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 “A RESOLUTION APPROVING A SHORTLIST OF CONSULTANT TEAMS FOR P22-ROAD-03 – TRUCK STAGING AND CALLING AREA LOCATION STUDY AT AMERICA’S CENTRAL PORT.” 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. 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 “A RESOLUTION APPROVING CHANGE ORDER 3 WITH KRECH OJARD & ASSOCIATES FOR DESIGN SERVICES RELATED TO THE MADISON HARBOR GRAIN BIN 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. Hagnauer seconded. Roll call:

Voting Aye - Brown
 Goins
 Hagnauer
 Palus
 Signall
 Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Executive Director, Dennis Wilmsmeyer, updated the Members on the proposed Rail Center Project north of I-270. The project has the potential to create an intermodal rail hub as a link for cross-continental rail movement and relieve some of the rail congestion and logistic delays experienced in Chicago. In September, 2021, the Port entered into a three-year Option to Purchase Agreement for the site. The Port has applied for a Grant to help fund the purchase of the property. Mr. Hagnauer inquired if the project had been discussed with the Mayor of Granite City. Mr. Wilmsmeyer stated that he spoke with the Mayor during his campaign, about the project and he was fully supportive, but would be happy to discuss the project further with him. Mr. Palus moved that the report be placed on file. Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion approved.

Mr. Wilmsmeyer gave an update on the storm damage that occurred on July 1, including photos of some of the damaged buildings. Warehouse 5 sustained some of the worst damage; a portion

of the roof and the rail dock door were blown off of Suite E and the roof covering was blown back and the parapet wall covering was blown off Suite B. There are various roof punctures throughout the warehouses. Taylor Roofing walked all of the warehouse roofs checking for damage. Hangar 341 had a quarter of the west wall blown in; Hangar 342 has damage to the west wall eave and roof trim damage; Hangar 343 had a quarter of the west wall blown in, a quarter of the east wall blown out and north- and south-facing roof damage; Hangar 344 had north-facing roof damage; Hangar 346 had west-facing wall damage, east and west roll-up doors damaged and north- and south-facing trim damage; and the dock between Hangars 342 and 343 was destroyed. A large shed behind Bldg. 203 was destroyed also. Some shingle, siding and gutter damage are in the residential areas. Lakeside Roofing is checking all shingled roofs. There are many trees down and limbs scattered throughout the property. Staff and roofing contractors are working on cost estimates to repair the damage. Mr. Signall moved that the report be placed on file. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion approved.

Port Engineer, Bill Stahlman, gave an overview of the Engineer's Report, including:

- Warehouse 3, Suite B, Wall Repair – repair has been completed – awaiting installation of the roof waterproofing membrane;
- Staff met with Boise Cascade regarding the next steps after their meeting with the design/build team regarding the potential to build a new warehouse on the Port's 60-acre site. Boise will be escalating the project to the corporate level for review;
- Madison Harbor sedimentation improvements options are under review with SCF. The two options they are considering are an active submersible pump and potential wall structures;
- Roadway work continues to be delayed due to the slow progress of the water company improvements. Staff has contacted the IDOT project manager to see what can be done to move the roadway project forward prior to IDOT project shutdown in November.

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.

Mr. Wilmsmeyer presented the Business Report and informed the Members that both commercial and residential occupancy has remained steady. 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. Hagnauer moved that the pre-approved rotation of officers be implemented for the Office of Chairman and Secretary which places Mr. Hagnauer as Chairman and Mr. Goins as Secretary. Mr. Palus seconded. Roll call:

Voting Aye - Brown
 Goins
 Hagnauer
 Palus
 Signall
 Hamm

Voting Nay - None

Chairman declared motion passed and the offices of Chairman and Secretary for the ensuing year approved.

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

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Mr. Palus elected Treasurer.

With the conclusion of the election of Officers, Mr. Hamm passed the gavel to newly elected Chairman Hagnauer. Chairman Hagnauer presented Mr. Hamm with a plaque in appreciation for his dedicated service as Chairman for the 2022/2023 year.

Mr. Hamm moved that Dennis Wilmsmeyer be appointed as Executive Director for the ensuing year. Mr. Signall seconded. Roll call:

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Mr. Hamm moved that Derek Filcoff be appointed Port Attorney for the ensuing year. Mr. Signall seconded. Roll call:

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Ms. Brown moved that Bill Stahlman be appointed Port Engineer for the ensuing year. Mr. Goins seconded. Roll call:

Voting Aye - Brown
Goins
Hagnauer
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Mr. Wilmsmeyer updated the Members on the status of the lease negotiations for the Wastewater Treatment Plant. In conversations with Mr. Jones, IL American had planned on getting the property rent free and asked for a 50-to-99-year lease. Mr. Wilmsmeyer explained that the rent was abated in the lease with Granite City, as a governmental entity, and in exchange for the maintenance and operation of Pump Station 408. IL American Water is a private company and, the Port will have to fund the operation and maintenance of the pump station since IL American is unable to take it over. Mr. Jones asked for a delay in rent for three to five years since the rate case is currently in front of the ICC. Mr. Wilmsmeyer asked for clarification on how the costs would be spread out among all customers and Mr. Jones explained that any rate increase would go before the ICC and would be spread among all of the Central Division customers, not just the current GC treatment system customers. Mr. Jones stated he hoped to have an update on the review of the proposed lease by July 7.

Mr. Wilmsmeyer also informed the Members that the Port held a “Build Your Future” workshop the week of June 19th with ten high school students in which they would have hands-on training with members of our maintenance staff. They experienced many of the duties our maintenance staff handles such as, installing wiring for outlets and switches; hanging drywall including the taping and mudding for finishing; operating a back-hoe; pouring concrete; and even some welding. The success of the program and the positive feedback from the students and their parents has Staff planning for the potential of holding another workshop next summer.

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

Respectfully submitted,



Ed Hagnauer
Secretary