

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING

November 13, 2023

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on November 13, 2023 at 11:45 AM.

Roll call:

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

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

Mr. Signall moved that Bob Palus serve as Chairman Pro-Tem in the absence of Chairman Hagnauer. Mr. Echols seconded and, with all Members present and voting Aye, Mr. Palus was elected to serve as Chairman Pro-Tem for the meeting.

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

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

Voting Aye - Brown
Echols
Goins
Palus
Signall

Voting Nay - None

Chairman Pro-Tem declared motion passed and Financials approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SCF LEWIS & CLARK TERMINALS, LLC." 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. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE LEASE AGREEMENT DATED JULY 8, 2019 BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND BOISE CASCADE BUILDING MATERIALS DISTRIBUTION, LLC.” 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. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Palus
Signall

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 PORT HARBOR RAILROAD CORPORATION.” 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. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE LEASE AGREEMENT DATED MAY 8, 2023 BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND THINKIT STL.” 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. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Palus
Signall

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 RIVER’S EDGE TERMINALS, LLC.” 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
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A RAIL AND DRIVEWAY ACCESS / USE LICENSE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND RIVER’S EDGE TERMINALS, LLC.” 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. Signall seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION WRITING OFF TWO DELINQUENT COMMERCIAL ACCOUNTS AT AMERICA’S CENTRAL PORT DISTRICT.” 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
 Palus
 Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION ACCEPTING A STATE OF ILLINOIS, DEPARTMENT OF COMMERCE AND ECONOMIC OPPORTUNITY INTERGOVERNMENTAL (‘MEGASITES’) GRANT AGREEMENT (AGREEMENT NO. 24-914002) FOR LAND PURCHASE FROM AMEREN DEVELOPMENT COMPANY.” 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
 Palus
 Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING THE EXERCISING OF AN OPTION TO PURCHASE AGREEMENT AND THE EXECUTION OF A CONTRACT OF SALE DOCUMENT BY AND BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND AMEREN DEVELOPMENT COMPANY.” 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
 Palus
 Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION AUTHORIZING THE SELECTION OF ONE OR MORE FINANCIAL INSTITUTIONS FOR THE FINANCING OF UP TO \$5 MILLION TO SECURE A \$5 MILLION STATE GRANT FOR PROPERTY (LAND) ACQUISITION.” 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. Signall seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION DECLARING THE OFFICIAL INTENT OF AMERICA’S CENTRAL PORT DISTRICT TO REIMBURSE EXPENDITURES TO BE INCURRED WITH RESPECT TO CERTAIN PROJECTS OR PROGRAMS OR FROM CERTAIN FUNDS WITH THE PROCEEDS OF DEBT.” 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
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION ACCEPTING AN ILLINOIS DEPARTMENT OF TRANSPORTATION STATEWIDE PLANNING AND RESEARCH GRANT (AGREEMENT NO. 24-1439/1437-44631) FOR THE ILLINOIS aRT 3 STUDY.” 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

Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING AN UNDERGROUND ELECTRIC EASEMENT WITH AMEREN ILLINOIS COMPANY D/B/A AMEREN ILLINOIS AT 1301 W FIRST STREET SUITE C GRANITE CITY ILLINOIS.” 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. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Palus
Signall

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Deputy Director, Ben McCall, gave a brief overview of the Engineer’s Report in the absence of the Port Engineer. First Street Right-In / Right-Out Project – Work continues on the new lanes at the Route 3 entrance at E Street. Port staff and contractor have been meeting with the Tenants on First Street to keep them apprised of the project. Mr. Palus 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. McCall, gave a brief summary of the Business Report. Mr. Palus moved that the Business Report be placed on file. Mr. Goins seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Resolution was presented, entitled “A RESOLUTION OF THE BOARD OF COMMISSIONERS OF AMERICA’S CENTRAL PORT DISTRICT, MADISON COUNTY, ILLINOIS, HONORING ROBERT (BOB) PALUS FOR FOUR (4) YEARS OF DEDICATED SERVICE TO AMERICA’S CENTRAL PORT DISTRICT.” 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 and, with all Members present and voting Aye, Chairman declared motion passed and approved. Mr. Wilmsmeyer stated that once the Resolution was signed by all of the Members, a framed Resolution will be presented to Mr. Palus.

Mr. Wilmsmeyer informed the Members that the annual Port Christmas Party will be on December 6th at the Old Bakery Beer Co. in Alton.

Mr. Wilmsmeyer wanted to thank Mayor Hamm for the use of the Madison fire truck and crew in order to have the 80 ft. flag pole in front of the building painted.

Mr. Wilmsmeyer also thanked Mayor Goins for attending and making a presentation at the 20th Anniversary of the National Great Rivers Museum at the Mel Price Locks and Dam on November 4th. The Port had a booth at the event with marketing materials for the Port.

Port Attorney, Derek Filcoff, informed the Members that a resident of the Port has filed a law suit against the Housing Manager, LaMyeia Bradshaw, for wrongful eviction. Mr. Filcoff asked for the Board's consent to file a Waiver of Conflict to have the suit filed against the Port instead of Ms. Bradshaw. Ms. Brown moved that the Port Attorney file the motion in order to protect Ms. Bradshaw and to represent the Port in the suit. Mr. Goins seconded and, with all Members present and voting Aye, Chairman declared motion passed.

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



David Goins
Secretary