

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

September 12, 2022

The regular month meeting of the America's Central Port District Board was held at the Port District offices on September 12, 2022 at 11:45 AM.

Roll call:

Linda Aud	Present
Lisa Brown	Absent
Tyrone Echols	Present
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, Phil Sholl, Alex Burkart, Ben McCall, and Bill Stahlman, Port Engineer, of Port Staff; and Derek Filcoff, as legal counsel, were in attendance.

Chairman Hamm presented Tyrone Echols with a plaque in appreciation of his service as Chairman for the 2021-2022 fiscal year.

Bill Stahlman, Port Engineer, gave a brief operational overview on the use of the tablets for the Members to use during the Board Meetings.

Chairman asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the August 8, 2022 Board Meeting. Mr. Echols moved that the Minutes be approved. Mr. Palus 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. Echols seconded.  
Roll call:

Voting Aye - Aud  
Echols  
Goins  
Hagnauer  
Palus  
Signall

Present - Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Mr. Echols moved that the regularly scheduled meeting for the October Board Meeting be moved to October 17, 2022 due to the Columbus Day holiday. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING A WAREHOUSE LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND WUNDERLICH FIBRE BOX CO. FOR WAREHOUSE 1, SUITE F." 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 - Aud  
Echols  
Goins  
Hagnauer  
Palus  
Signall  
Hamm

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 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. Hagnauer seconded. Roll call:

Voting Aye - Aud  
Echols  
Goins  
Hagnauer  
Palus  
Signall  
Hamm

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 EHRHARDT TOOL & MACHINE FOR BUILDING NO. 331, SUITE A." 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. Goins seconded. Roll call:

Voting Aye - Aud

Echols  
Goins  
Hagnauer  
Palus  
Signall  
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Mr. Stahlman presented a brief overview of the Engineer's Report. Mr. Echols 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.

Sales Manager, Frank Papa, gave a summary of the Business Report. Mr. Hagnauer moved that the Business Report be placed on file. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Executive Director, Dennis Wilmsmeyer, informed the Members that the Grand Re-Opening of the Merchants Bridge will be held at the Port's Madison Harbor on September 15<sup>th</sup> at 9:00 AM.

Ben McCall, Deputy Director, informed the Members that staff and the Port's attorney are working on a potential land development deal with a developer and a pipe manufacturing company for two parcels of land, totaling approximately 11.6 acres. Making this deal more complex, the developer has offered to "swap" a parcel of land that he owns in exchange for the lease payments for one of the parcels. Staff is hopeful to present the lease agreements for approval at the October Board Meeting.

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