

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

February 14, 2023

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on February 14, 2023 at 11:45 AM.

Roll call:

Lisa Brown	Absent
Tyrone Echols	Present
David Goins	Present
Ed Hagnauer	Absent
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, Luke Kreamalmeyer, Alex Burkart, Ben McCall, and Bill Stahlman, Port Engineer, of Port Staff; Derek Filcoff, as legal counsel; and Kevin Tepen of CJ Schlosser & Company, were in attendance.

Chairman Hamm nominated Mr. Echols as the Secretary Pro-Tem for the meeting in the absence of Mr. Hagnauer. Mr. Signall moved that Mr. Echols serve as Secretary Pro-Tem for the meeting. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Chairman asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the January 9, 2023 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. Goins moved that the Financials be approved and placed on file. Mr. Echols seconded. Roll call:

Voting Aye - Echols
Goins
Palus
Signall

Present - Hamm

Voting Nay - None

Chairman declared motion passed and Financials approved.

Executive Director, Dennis Wilmsmeyer, introduced Kevin Tepen of CJ Schlosser & Company, to present the FY 2022 Annual Audit. A copy of the printed Audit and a 5-year summary of the findings were given to each Member. Mr. Tepen stated that the Audit was completed a little later than usual due to the conversion of the Port's accounting system and new requirements imposed on governmental entities for current and future income. He stated, however, with the newer

accounting software and a plan for reporting the leasing revenues that the 2023 Audit should run a lot smoother in the future. Overall, the Port had another good year with increases in rental income and decreased expenses. Mr. Echols moved that the Audit Report for FY 2022 be accepted and placed on file. Mr. Palus seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING AMENDMENT NO. 2 TO AN OFFICE LEASE AGREEMENT BY AND BETWEEN STAG SPECIALTY STEELS, LLC AND 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. Mr. Hamm seconded. Roll call:

Voting Aye - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING AMENDMENT NO. 2 TO A LAND LEASE AGREEMENT BY AND BETWEEN STAG SPECIALTY STEELS, LLC AND 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. Mr. Palus seconded. Roll call:

Voting Aye - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING A LEASE AGREEMENT BY AND BETWEEN THE UNITED STATES OF AMERICA, DEPARTMENT OF HOMELAND SECURITY, UNITED STATES COAST GUARD AND 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. Mr. Goins seconded. Roll call:

Voting Aye - Echols
Goins

Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING A LEASE AGREEMENT BY AND BETWEEN RIVER'S EDGE TERMINALS AND 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. Mr. Signall seconded. Roll call:

Voting Aye - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING THE SELECTION OF NELSON/NYGAARD CONSULTING ASSOCIATES AS THE SUCCESSFUL PROPOSER FOR A VEHICLE FERRY PLANNING 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. Mr. Goins seconded. Roll call:

Voting Aye - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING A SHORTLIST OF DESIGN-BUILD TEAMS FOR NEW WAREHOUSE CONSTRUCTION PROJECTS AT AMERICA'S CENTRAL PORT." 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 - Echols

Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING THE SELECTION OF CONTEGRA CONSTRUCTION AND GRAY DESIGN GROUP AS THE TOP-RANKED DESIGN-BUILD TEAM FOR THE P22-BLDG-02 NEW WAREHOUSE CONSTRUCTION PROJECT." 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 - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE P23-LAND-01 FEMA FIRST STREET CIPP LINER." 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 - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE P23-BLDG-01 WAREHOUSE 3B WALL REPAIR." 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 - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE P23-LAND-00B (IL ROUTE 3 MOWING)." 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 - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled, "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE P23-LAND-00A (GROUNDS MAINTENANCE)." 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 - Echols
Goins
Palus
Signall
Hamm

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port Engineer, Bill Stahlman, presented the Engineer's Report. He noted that the FEMA Claim for Dredging has been completed. Mr. Stahlman also informed the Members that there was a derailment on the Port's track at the A&K Yard on January 29th and had several pictures of the scene. The Port was able to quickly get a contractor to start cleanup and to begin emergency repairs. Repairs were completed in a timely manner and service to the Port has been restored. Mr.

Palus moved that the Engineer's Report be accepted and placed on file. Mr. Echols seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Frank Papa, Sales Manager, presented the Business Report. Mr. Echols 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.

Mr. Wilmsmeyer informed the Members that they should soon be receiving notices to file their Statements of Economic Interest from both the State of Illinois and Madison County.


Mr. Wilmsmeyer updated the Members regarding the apartment fire. The resident's insurance carrier and the Port's cause of loss expert have scheduled a joint inspection of the damage for next week. In the meantime, the unit remains secured.

Ben McCall, Deputy Director, informed the Members that the pricing for the Bldg. 203 renovations have increased and the Port will need to increase the loan amount previously approved by the Board from \$2.3 million to \$2.8 million; however, loan documents were not ready for this meeting. We hope to bring an amended, or new, Ordinance to the March 13, 2023 Board Meeting.

Mr. Hamm informed the Members that the City of Madison will be selling the fire boat that was housed at the Madison Harbor due to the inaccessibility of the harbor.

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

Respectfully submitted,



Tyrone Echols
Secretary Pro-Tem