

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING

October 10, 2023

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

Roll call:

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

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams, LaMyeia Bradshaw, Phil Sholl, Luke Kreamalmeyer, Ashley Ramos, Christie Voelker, 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 September 11, 2023. Mr. Palus moved that the Minutes be approved. Mr. Hamm 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. Palus seconded. Roll call:

Voting Aye - Brown  
Echols  
Goins  
Palus  
Hagnauer

Voting Nay - Hamm

Chairman declared motion passed and Financials approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ILLINOIS ELECTRIC WORKS." Mr. Hamm 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  
Hamm

Palus  
Hagnauer

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 11, 2022 BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND THE UNIVERSE ROYALS GROUP.” Mr. Hamm 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  
Hamm  
Palus  
Hagnauer

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 11, 2022 BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND SUPPLIED INDUSTRIAL SOLUTIONS, INC.” Mr. Hamm 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  
Hamm  
Palus  
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 KB PODS, LLC.” Mr. Hamm 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  
Echols  
Goins  
Hamm  
Palus  
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “RESOLUTION APPROVING THE CONSENT OF ASSIGNMENT OF THE AGREEMENTS OF LEASE BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND DNJ INTERMODAL SERVICES, LLC TO IMC LOGISTICS, 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. Palus seconded. Roll call:

Voting Aye - Brown  
Echols  
Goins  
Hamm  
Palus  
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Executive Director, Dennis Wilmsmeyer, informed the Members that as a result of SCF’s significant improvements they have pledged to the Port’s Granite City and Madison Harbors using both federal funding they have acquired and its own capital, they have now requested that all of their leases and operating agreements be renewed for an extended term. The concern with public operating agreements is performance of the operator and not having a way to cure deficiencies or the ability to seek another operator. Staff would like to propose short-term agreements with short-term Options to renew upon 90 days’ notice with a cure period for outstanding issues. Staff also recommends removal of the right to assign the Leases.

Resolution was presented, entitled “A RESOLUTION APPROVING A REVISED FEDERAL GRANTS FINANCIAL MANAGEMENT MANUAL FOR AMERICA’S CENTRAL PORT DISTRICT.” Mr. Hamm 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

Hamm  
Palus  
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A REVISED PURCHASING MANUAL FOR AMERICA'S CENTRAL PORT DISTRICT." Mr. Hamm 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  
Hamm  
Palus  
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ordinance No. 201 was presented, entitled "AN ORDINANCE AMENDING ORDINANCE NO. 1 ESTABLISHING THE BY-LAWS AND REGULATIONS TO GOVERN THE PROCEEDINGS OF THE BOARD OF AMERICA'S CENTRAL PORT DISTRICT, MADISON COUNTY, ILLINOIS, AS AMENDED, BY AMENDING SECTION 27 THEREOF." Mr. Palus moved inasmuch as the Ordinance 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 Ordinance be waived and that same be adopted in the written form as now presented. Mr. Goins seconded. Roll call:

Voting Aye - Brown  
Echols  
Goins  
Hamm  
Palus  
Hagnauer

Voting Nay - None

Chairman declared motion passed and Ordinance adopted.

Resolution was presented, entitled "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE P23-BLDG-06 (June 2023 Storm Damage Repairs) PROJECT." Mr. Palus 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  
Hamm  
Palus  
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING CHANGE ORDER #2 TO AMERICA’S CENTRAL PORT DISTRICT PROJECT C0132B MADISON HARBOR DREDGING.” Mr. Hamm 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  
Echols  
Goins  
Hamm  
Palus  
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port Engineer, Bill Stahlman, gave a brief overview of the Engineer’s Report. First Street Project – Contractor has finalized the work for IL American Water as well as the sewer work. Work has begun on the new lanes at the Route 3 entrance at E Street. Bldg. 203 Phase II – the concrete slab has been poured. 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.

Deputy Director, Ben McCall, gave a brief summary of the Business Report. In addition to the changes made last month by reporting rent roll along with the occupancy, we will also be reporting leasing activity for commercial and residential sections of the report and items of note throughout the report. 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 thanked the Members who were able to attend the Growing Global event at the Ritz Carlton last month.

Mr. Wilmsmeyer stated that he was working to secure a location and date for the Christmas Party and inquired if any of the Members will be out of town at the beginning of December. He hopes to have the details finalized by the November 13 Board Meeting.

There being no further business to come before the Board, Mr. Echols moved that the Meeting be adjourned. Mr. Hamm 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