

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING

January 8, 2024

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on January 8, 2024 at 11:45 AM.

Roll call:

Lisa Brown	Absent
Tyrone Echols	Present
David Goins	Present
John Hamm III	Present
Mike Nordstrom	Present
Steve Signall	Present
Ed Hagnauer	Present

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams, Christie Voelker, Luke Kreamalmeyer, Phil Sholl, Luke Kreamalmeyer, Ben McCall and Bill Stahlman, as Port Engineer, of Port Staff; and Derek Filcoff, as legal counsel were also in attendance.

Chairman asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the Board Meeting held on December 11, 2023. Mr. Echols moved that the Minutes be approved. Mr. Nordstrom seconded and, with all Members present and voting Aye, Chairman declared motion passed and Minutes approved.

Ms. Brown arrived at the meeting and her name was placed upon the roll.

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

Voting Aye - Brown
Echols
Goins
Nordstrom
Signall
Hagnauer

Present - Hamm

Voting Nay - None

Chairman declared motion passed and Financials approved.

Mr. Hamm moved that the regularly scheduled Board Meeting for February be moved to February 13, 2024 due to the Lincoln's Birthday and President's Day holidays. Mr. Echols seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A LAND LEASE AGREEMENT BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND FRIEDMAN INDUSTRIES, 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. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Hamm
Nordstrom
Signall
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 PORT HARBOR RAILROAD.” 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. Nordstrom seconded. Roll call:

Voting Aye - Brown
Echols
Goins
Hamm
Nordstrom
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “RESOLUTION AUTHORIZING FY 2024 ACCOUNT SIGNERS ON THE LIBERTY BANK ACCOUNTS.” 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
Hamm
Nordstrom

Signall
Hagnauer

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-07 (BUILDING 100 HVAC).” 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
Hamm
Nordstrom
Signall
Hagnauer

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port Engineer, Bill Stahlman, presented the final draft of the 2040 Master Plan. He noted that most of the projects from the 2030 Master Plan are either completed or are in progress. The proposed 2040 Plan, to date, includes 53 projects with a projected investment of approximately \$250 million not including the “ARC (Rail Center) Project”. Mr. Stahlman explained the changes in format of the Master Plan from those of previous years. Each project has been listed on their own individual summary page which will include a brief summary of the project, the current Phase the project is in (planning, design, construction or completed), Engineer’s Estimate and funding source, where applicable. Many of the granting agencies are requiring a Master Plan in conjunction with the application. The summary pages will also assist in the grant application process. Mr. Stahlman asked the Members to take a look at the report and let us know if there are any additional projects that should be included. Staff plans to present the final 2040 Master Plan for Board approval over the next month or two.

Mr. Stahlman, gave a brief overview of the Engineer’s Report. The North Loop Diamond Rehabilitation project that was approved last month has been completed. Building 203 is in the finishing stages and about ready for Maintenance Dept. to handle lighting, flooring and paint. We are still awaiting Ameren to make gas and electric connections. Discussions have been held regarding the Madison Harbor Sedimentation Improvements and the concept of a south wall in the harbor and staff has directed the contractor to prepare necessary documentation to begin the permit application for this option. Staff met with Corps of Engineers in December and discussion was held regarding the concept of building up the L-Dike to address the sedimentation problem. The Corps seemed to be somewhat open to this idea. Preliminary modeling by Krech Ojard appeared favorable and staff has directed them to gather further information that will be

useful for the next discussions with the Corps. Ms. Brown moved that the Engineer's Report be placed on file. Mr. Echols 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 mentioning that the prospective tenant for Warehouse 1, Suite D has delayed the commencement of the Lease to March due to their government contractor. In addition to the Lease, they are interested in using the benefits of the Foreign Trade Zone as well. Staff anticipates presenting an executed Lease and a new FTZ Operating Agreement at the February Board Meeting. Mr. Hamm 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 inquired about the specialty steel prospect and their status. Mr. Wilmsmeyer informed the Members that the owner is having trouble with the financing of the project and the Port has cancelled the leases for the office and land at this time, but would be happy to work with him in the future if his financing is resolved.

Mr. McCall informed the Members that the Port's Facilities Manager, Darrin Jones, is stepping down and will return to the maintenance staff for health reasons. Staff is interviewing candidates for the position.

Mr. McCall also gave an update on Project ARC. Both parties are performing due diligence items in preparation for the closing. Ameren has ordered an ALTA Survey, which is something that the Port normally undertakes, at a cost of \$130,000 because of the size and unusual shape of the parcel. Ameren is requesting the Port pay one-half of the survey fees.

Mr. Wilmsmeyer informed the Members that it is time again for the State and County Economic Interest Statement filing. The State will mail forms to the home address of Board Members and staff will notify the Members for the County filing.

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,



Secretary Pro-Tem