




AMERICA'S CENTRAL PORT

FY 2025 ANNUAL REPORT



Prepared By :
America's
Central Port Staff

Fiscal Year
2025

 618-877-8444

 www.americascentralport.com



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Welcome From the Chairman of the Board

May 1, 2026

Dear Community Partner:

Along with eight other colleagues, it is my sincere pleasure to serve on the Board of America's Central Port District this year as Chairman. The Port District is a unique and interesting entity. Formed in 1959 by an Act of the Illinois Legislature, it is one of 18 public ports in Illinois. I am proud to say that it is also the most aggressive and active inland port in our State, handling nearly three million tons of commodities annually by barge valued at over \$1 billion in the US economy.

Maybe more important is its impact on the local economy. The Port District has quietly and effectively attracted over 50 businesses to our southwestern Illinois region, creating jobs for our residents. Nearly 700 direct jobs are the result of the Port District's presence here. Those workers pay taxes, buy groceries, pay rent or mortgages, and continue to keep the economy active.

The boundary of the Port District stretches primarily along the Route 3 corridor, roughly from the McKinley Bridge to Grafton, taking in over 200 square miles. Known for being on the "old Army Base" property, the Port is actively reinvesting to turn the former 80-year-old U.S. Army Depot into a thriving industrial park that leverages rail and barge transportation.

I am pleased to present the Port's FY 2025 Annual Report summary and would ask that you take a few minutes to familiarize yourself with all that the Port is doing for our region.

Sincerely,

John W. Hamm III, Mayor of Madison
America's Central Port Board Chairman





About The Port

Created in 1959 by the Illinois Legislature, America's Central Port District serves a 200-square-mile economic region in Southwest Illinois, with its headquarters located within a 1,200-acre rail and river-served industrial park in Granite City, IL.

The Port is located at the heart of the U.S. transportation network, with access to six Class-I railroads, two multi-modal harbors, four U.S. interstates, and is one of the largest freight hubs in the Midwest, located within the boundaries of Granite City, Madison, and Venice, Illinois.

Established as a special-purpose unit of local government, the Port's mission is to advance multi-modal transportation, create business expansion opportunities, and assist in job creation for the Southwest Illinois region.

What We Provide



Two million square feet of rail-served warehousing for manufacturers and industrial suppliers.



Direct access to Norfolk Southern and all six Class-I railroads, with 24/7 switching services.



Two river harbors, moving nearly three million tons of freight annually, valued at over \$1 Billion.



Shovel-ready sites include TIF, Enterprise Zone, Foreign Trade Zone 31, EDGE Tax Credits, and SBA Hubzone incentives.



One to four bedroom apartments and townhomes available for rent, along with on-site childcare.





Board of Commissioners



Mayor, John Hamm III
Board Commissioner
& Chairman



Lisa Brown
Board Commissioner
& Secretary



Mayor, Mike Parkinson
Board Commissioner
& Treasurer



Ed Hagnauer
Board Commissioner



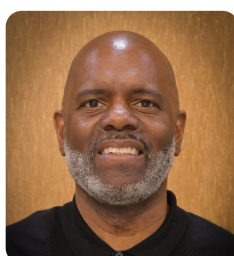
Michael Nordstrom
Board Commissioner



Mayor, David Goins
Board Commissioner



Dr. Tisha Glasper
Board Commissioner



Mayor, Philip White Jr.
Board Commissioner



Debra Ming-Mendoza
Board Commissioner

Port Leadership



Dennis Wilmsmeyer
Executive Director



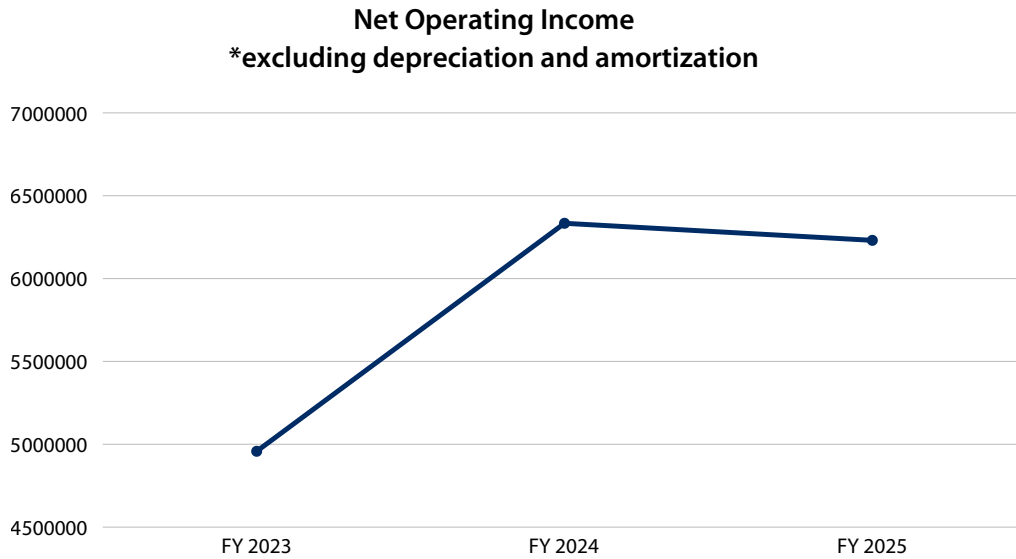
Bill Stahlman III, P.E.
Director of Engineering



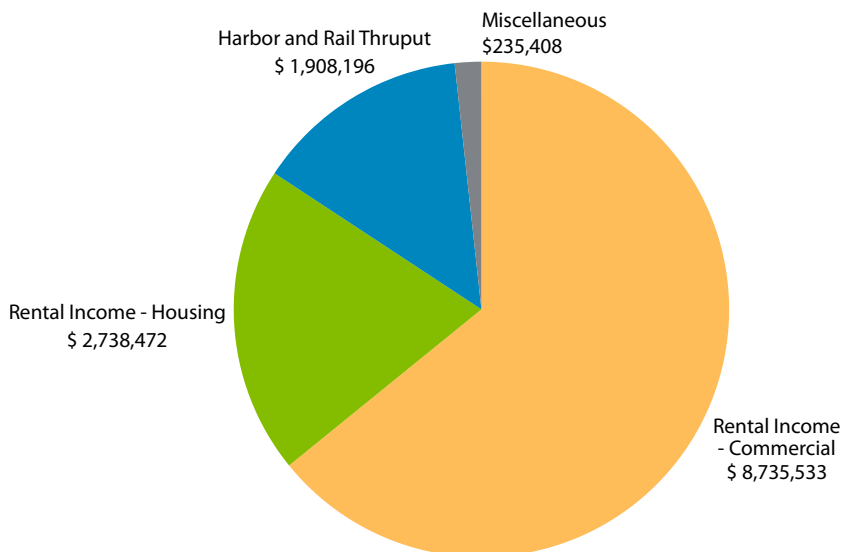


Financials

The Port finished FY-2025 with \$6.2 million in Net Operating Income, excluding depreciation and amortization. This is consistent with FY-2024 and an increase compared to FY-2023.



Although its enabling legislation grants it the power to levy up to a 0.5% tax if approved by referendum, the Port does not levy any taxes. Instead, the Port’s operating revenue is generated from commercial and residential leases and harbor and rail throughput.



The Port supplements its revenues with State and Federal grants and commercial loans to fund both planning and capital activities. In FY2025, the Port received \$372,351 in Planning Grants and \$2,164,618 in Capital Grants.

Copies of the complete FY2025 Audit can be obtained by contacting the Port District office.





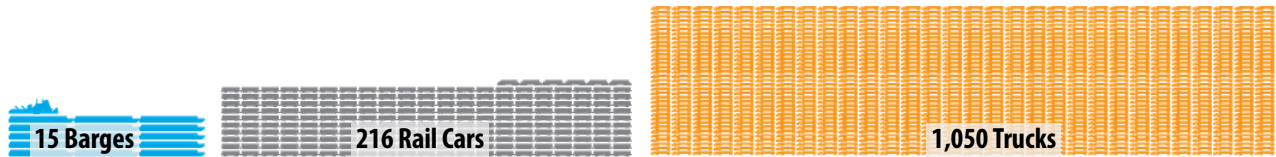
Key Impact Statistics

In Fiscal Year 2025, America's Central Port continued to fulfill its mission of driving economic development through strategic infrastructure, job creation, and multimodal freight movement.

Freight movement through Port harbors included 2.9 million tons, a \$1.3 billion value in FY 2025. Beyond the financial gains, every additional ton moved by barge or rail eases highway congestion, cuts emissions, and lowers freight costs. This shift to sustainable, multimodal transport is central to the Port's strategy and benefits both business and the environment.

Approximately 670 people are employed by the Port's 51 tenants, whose leased properties generated over \$2.7 million in leasehold taxes during Calendar Year 2024, an 8% increase from 2023. These funds directly support local school districts, municipalities, parks, libraries, and other public services. Every lease signed signals continued business confidence in the Southwest Illinois region.

Behind these results is intentional investment. In FY 2025, the Port invested \$10,790,291 in capital improvements to ensure facilities remain competitive, connected, and built for the future.



Water transportation is the most energy-efficient and cost-effective method of moving bulk freight. One common 15-barge tow has the same cargo capacity as 216 rail cars and 1,050 large semi-tractor-trailer trucks

River Commerce

2,981,267 tons of grain, steel, asphalt, fertilizer, and general cargo transported

Community Impact

\$2,756,377 in leasehold taxes generated for local municipalities (2024).

Job Creation

670+ jobs retained/created, including skilled trades, labor & professional roles

Capital Improvements

\$10,790,291 in new construction and other port developments





Highlighted Capital Projects:

America's Central Port manages over two million square feet of commercial and industrial space, two Mississippi River harbors, 20+ miles of rail, 1,200 acres of property, and 193 residential units. Investing in upgrades that improve safety, boost efficiency, and create long-term value is about making the Port a place where businesses and residents alike can thrive and grow. The following projects were completed in Fiscal Year 2025 and reflect that mission in motion.

Projects:

- 1** Supported by a grant from the U.S. Department of Commerce, Economic Development Administration, the Port constructed a new grain bin, elevator, and conveyor at the Madison Harbor in order to expand grain export capacity for truck and rail transloading.
- 2** This project rehabbed the seriously deteriorated pavement surface between Old Rock Road and Levee Road, improving serviceability and access to one of the Port's steel-processing tenant facilities, and to an auxiliary access route to Levee Road.
- 3** Funded by a grant from the Illinois Department of Transportation (IDOT), this project rehabilitated approximately 3,600 feet of railroad track and was critical to improving capacity and resiliency of rail operations at the Granite City Harbor. The project, also included one new switch and rehabbed turnouts throughout the Harbor.
- 4** To continue attracting and retaining high-quality tenants, the Port has been investing in its warehouses. Upgrades include recessing truck docks to improve traffic flow and office and restroom renovations.
- 5** Phase II renovation of a 55,350 SF building, which included adding 12,000 SF of new production space, utilities, and office space, attracted a new tenant with an estimated 50+ jobs.

EDA Grain Bin



North Street Rehab Project



IDOT Hill Track Project



Warehouse Upgrades



Building 203 | Phase II Completed





Planning Initiatives

2050 Master Plan

The Port's Board of Commissioners adopted the 2050 Master Plan in August 2025 following a successful open house and public comment period. The Plan includes 60 projects representing over \$355 million in planned investment to the Port's properties and in its jurisdiction. These projects, ranging from conceptual in nature to designed and funded, reflect the Port's cohesive development strategy aligned with its mission, vision, values, and strategic goals. The Port sincerely thanks all who contributed to the Plan's completion. Stakeholders can view the plan at www.americascentralport.com/2050-master-plan or scan the QR code below to learn more.



Scan to visit the
2050 Master Plan website

Interconnect Railroad Study:

Funded by a U.S. Department of Transportation RAISE Planning Grant, the Port is studying the feasibility of constructing a rail connection between the Granite City and Madison Harbors. This project would improve the resilience of the inland waterway system by creating a bypass for Lock #27 and enhancing operational efficiency for harbor operators. The Study, which kicked off in late summer of 2025, includes stakeholder engagement, analysis of freight network impacts, preliminary design, and a benefits-cost analysis to help the Port prepare for future funding opportunities.

aRT3 Planning Study:

With a focus on traffic calming and placemaking, the aRT3 Planning Study, which concluded at the end of 2025, identified locations to enhance the Illinois Route 3 corridor and its neighboring areas along the right-of-way through strategic art installations, traffic-calming measures, and transportation improvements. Stretching 8.5 miles from the McKinley Bridge to Interstate 270, the project focuses on improving safety, fostering economic development, and elevating the corridor's overall image. The name "aRT3" honors the Route 3 corridor and the significance of existing and future art along the corridor. Supported by a "Planning & Research" grant from the Illinois Department of Transportation and facilitated by America's Central Port, the study brought together an advisory committee of 25 members, hosted two successful open houses in order to reflect the community's vision, and is expected to deliver significant community and economic benefits.

Resilient Infrastructure Strategy:

This planning effort studies the Port's assets, plans, and policies to identify opportunities for more resilient infrastructure in the face of natural and manmade hazards. It also assesses opportunities for emissions reductions and energy efficiency. This project is funded by an IDOT State Planning and Research grant and will be completed by mid-2026.





Locating at America's Central Port

With access to rail, river, road, industrial-grade utilities, and excellent transportation partners, our portfolio of development-ready sites, industrial real estate, and Port properties provides a supply chain and logistics advantage that few can compete with.

Why Us

Transportation Excellence with Flexible Options

Immediate access to IL Route 3 and 3-7 minute connections to four U.S. interstates deliver top-tier last-mile efficiencies. Access to all six Class-I railroads, and the ability to scale from 1 to 40+ railcar spots, gives small manufacturers room to grow — an edge you won't find anywhere else in the U.S.



Import & Export Advantages

Designated as a pre-approved Foreign Trade Zone 31 magnet site, tenants at America's Central Port can quickly register for FTZ benefits and establish operations, including duty-deferred cargo handling. The port is also home to two public multi-modal Mississippi River harbors, offering ice- and lock-free navigation to and from the Gulf of America. With access to all six Class-I railroads, tenants benefit from multiple route redundancies, enabling service to international markets and every port in the United States.

Safe, Central, and Supported

Centrally located, we're built for peace of mind. With 24/7 security patrols, on-site property management, and dedicated maintenance crews, safety and service come standard.

Featured Properties

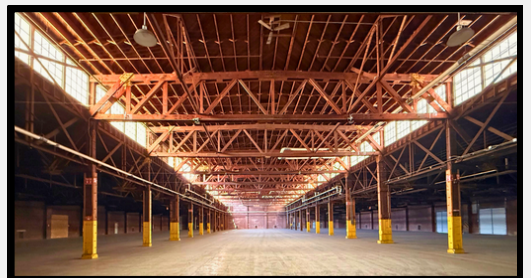
22,600 SF Rail-Served Hangars



7.5 Acre Rail-Served Site



Rail-Served Warehousing



Flex Space Options



Sales Inquiries: 618-452-4463
sward@americascentralport.com

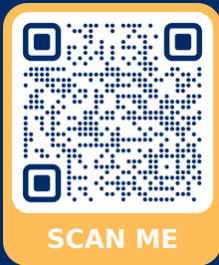


How To Stay In Touch

Please don't be a stranger. We want to hear from you. Reach out to us for a tour and see first-hand what America's Central Port District does for the region. Let's move forward together.

- Dennis Wilmsmeyer, Executive Director

JOIN OUR NEWSLETTER



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