

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING
December 9, 2024

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on December 9, 2024 at 11:45 AM.

Roll call:

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

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams, Christie Voelker, Shawn Ward, Ben McCall, and Bill Stahlman, as Port Engineer, of Port Staff; Derek Filcoff, as legal counsel; and Matt Waters of United Community Bank were also in attendance.

Chairman Goins asked for any Public Comment. Hearing none, he asked for the approval of the Minutes of the November 12, 2024 Board Meeting. Mr. Hamm moved that the Minutes be approved. Mr. Signall seconded. Roll call:

Voting Aye - Brown
Hagnauer
Hamm
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Minutes approved.

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

Voting Aye - Brown
Hagnauer
Nordstrom
Signall
Goins

Present - Hamm

Voting Nay - None

Chairman declared motion passed and Financials approved.

Resolution was presented, entitled “A RESOLUTION APPROVING AN AGREEMENT FOR OPTION TO LEASE BY AND BETWEEN USD CLEAN FUELS, LLC AND 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. Signall seconded. Roll call:

Voting Aye - Brown
Hagnauer
Hamm
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A LAND LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND CELTA CHEMICAL, INC.” 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. Signall seconded. Roll call:

Voting Aye - Brown
Hagnauer
Hamm
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ordinance No. 204 was presented, entitled “AN ORDINANCE AUTHORIZING THE EXECUTION OF AMENDMENT NO. 2 TO LOAN AGREEMENT AND ANCILLARY DOCUMENTS WITH UNITED COMMUNITY BANK TO REFUND THE LOAN WITH UNITED COMMUNITY BANK IN AN AMOUNT NOT TO EXCEED \$17.5 MILLION.” Mr. Hagnauer 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. Ms. Brown seconded. Roll call:

Voting Aye - Brown
Hagnauer

Hamm
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and the Ordinance adopted.

Resolution was presented, entitled “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PORT INFRASTRUCTURE DEVELOPMENT PROGRAM GRANT AGREEMENT (AGREEMENT NO. 693JF72245022) FOR THE GRANITE CITY HARBOR EXTENSION PROJECT”. 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. Ms. Brown seconded. Roll call:

Voting Aye - Brown
Hagnauer
Hamm
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING A RANKED LIST OF CONSULTANT TEAMS FOR P24-PLAN-04 –CLIMATE ACTION PLAN AND EMISSIONS INVENTORY AT AMERICA’S CENTRAL PORT”. 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
Hagnauer
Hamm
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port Engineer, Bill Stahlman, gave a brief overview of the Engineer’s Report. Mr. Stahlman noted that the dock set-back project for Warehouse 3, Suite A is underway and should be completed in the next several weeks. The North Street Rehabilitation Project has been

completed with asphalt being installed the last week of November and grading of the shoulders last week. Mr. Hamm moved that the Engineer's Report be accepted and placed on file. Mr. Hagnauer seconded and with all Members present and voting Aye, Chairman declared motion passed and approved.

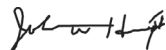
Deputy Director, Ben McCall, gave a brief overview of the Business Report. Staff is working with IMC Logistics to finalize lease renewal and anticipates bringing the lease to the January Board Meeting for approval. Mr. McCall thanked Ms. Bradshaw for her work in instituting new lease documentation that now allows for e-signing of our residential tenants. Staff continues to work on the agreement with Port Harbor Railroad and is hopeful to bring the final agreement for Board approval in January. Mr. Hamm moved that the Business Report be accepted and 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 Steel Processing Project that was previously presented to the Board several months ago and asked if it was still in the works. Mr. Wilmsmeyer informed the Members that unfortunately the project never received funding and would not be moving forward at the Port. The land for that project is the same property that is now under Option with USD Clean Fuels.

Mr. Wilmsmeyer reminded the Members that the Port Christmas Party will be on Thursday, December 12 at the Post Commons in Alton. Doors open at 6:00 and dinner is at 6:30 PM.

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

Respectfully submitted,



John Hamm
Secretary