

AMERICA'S CENTRAL PORT DISTRICT - MINUTES OF BOARD MEETING
August 12, 2024

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on August 12, 2024 at 11:45 AM.

Roll call:

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

In addition to the Members listed above, Dennis Wilmsmeyer, Robbie Williams, Salina Alfaro, Tim Giger, Christie Voelker, Ben McCall and Alex Burkart, of Port Staff; Derek Filcoff, as legal counsel; John Warren and Robert Slonim were also in attendance.

In the absence of Secretary Hamm, Mr. Echols moved Mike Nordstrom be elected Secretary Pro-Tem for the Meeting. Mr. Signall seconded and, with all Members present and voting Aye, Mike Nordstrom was elected Secretary Pro-Tem for the meeting.

Chairman Goins asked for any Public Comment. Hearing none, he asked for the approval of the Minutes of the July 8, 2024 Board Meeting. 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.

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

Voting Aye - Brown
Echols
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Financials approved.

Resolution was presented, entitled "RESOLUTION AUTHORIZING FY 2025 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
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING AN OPTION AND CONTRACT FOR SALE OF REAL ESTATE BY AND BETWEEN IVEST, LLC AND AMERICA.S CENTRAL PORT DISTRICT.” Mr. Echols inquired as to the Port’s ability to sell the property outright without advertising or requesting bids and stated that the approval of the Resolution should be contingent upon the sale of the property being compliant with previous Resolutions or Ordinances and current Illinois State law. 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 contingent upon being compliant with Illinois State law and Port procedures. Mr. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

After the approval of the Option and Contract for Sale of Real Estate, Mr. Slonim introduced himself to the Members and gave a brief overview of the project including the number of good-paying jobs that the project will bring to the area.

Resolution was presented, entitled “A RESOLUTION AUTHORIZING THE PURCHASE OF A 2025 FORD ALL-WHEEL DRIVE UTILITY VEHICLE THROUGH THE STATE OF ILLINOIS PROCUREMENT PROGRAM.” 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
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port Attorney, Derek Filcoff, addressed the Members regarding the previous inquiry as to the Port's ability to sell property. As per Section 4, Subsection 20 of the Port's Legislation, the Port has the right "to acquire, own, lease, sell or otherwise dispose of interests in and to real property and improvements situate thereon and in personal property necessary to fulfill the purposes of the District."

Resolution was presented, entitled "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND AUTHORIZING THE EXECUTION OF THE CONTRACT DOCUMENTS FOR THE P24-BLDG-05 (Warehouse 3A Truck Dock Setback)." 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. Echols seconded. Roll call:

Voting Aye - Brown
Echols
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUNEAU ASSOCIATES FOR ANNUAL ENGINEERING AND LAND SURVEYING SERVICES." 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. Nordstrom seconded. Roll call:

Voting Aye - Brown
Echols
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Executive Director, Dennis Wilmsmeyer, gave a brief overview of the Engineer's Report in the absence of Bill Stahlman, Port Engineer. North Street Rehabilitation – Plans and specs have been completed and the bid package is being prepared. The rehabilitation of North Street to Levee Road was one of the improvements to be made in the renewal of lease with Friedman Industries. IL Rt. 3 and 20th Street – This IDOT project will close IL Rt. 3 between Niedringhaus and Rock Road and is anticipated to be complete by mid-September. Bldg. 203 –

Maintenance staff has been working on window coverings/weatherization to move the project forward to get it ready for leasing. Mr. Echols moved that the Engineer's Report be accepted and placed on file. Ms. Brown seconded. Roll call:

Voting Aye - Brown
Echols
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and approved.

Deputy Director, Ben McCall, gave a brief overview of the Business Report. A lease for Warehouse 5, Suites C & D expires the end of August; however, the tenant has been unresponsive as to their intentions of renewing or vacating the space. Rent will now be billed at the 150% holdover rate beginning in September. Harbor Throughput numbers continue to fluctuate. Of note, Ingram has informed the Port that they will be closing one of their other terminals during the 4th quarter of this year which could increase volumes here at the Port and that they intend to shut down the Port's White Dock for reconstruction in early 2025 which will adversely affect volumes. Mr. Echols moved that the Business Report be accepted and placed on file. Ms. Brown seconded. Roll call:

Voting Aye - Brown
Echols
Nordstrom
Signall
Goins

Voting Nay - None

Chairman declared motion passed and approved.

Mr. McCall informed the Members that there have been some employment changes; namely, Luke Kreamalmeyer left his position as Project Manager effective August 9; an offer letter has been submitted to a prospective Laborer II; Port will be placing ads for two Maintenance Technicians to replace two employees retiring over the next six months; and our two interns, Christian and Ruth, have completed their internship for this year.

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

Respectfully submitted,



Michael Nordstrom
Secretary Pro-Tem