

AMERICA'S CENTRAL PORT DISTRICT – MINUTES OF BOARD MEETING

December 14, 2020

The regular monthly meeting of the America's Central Port District Board was held, in person, in Suite 300 at the Port District offices on December 14, 2020 at 11:45 AM. Provisions were made for social distancing.

Roll call:

Tyrone Echols	Present via telephone
Ed Hagnauer	Present
John Hamm III	Present
Robert Palus	Present
Steve Signall	Present
Brant Walker	Present
Tom Thompson	Present

In addition to the Members listed above, also in attendance were Dennis Wilmsmeyer, Robbie Williams, Frank Papa, Salina Alfaro, Alex Burkart, Tom Miller, Christie Voelker, Ben McCall and Bill Stahlman, Port Engineer, of Port Staff; Derek Filcoff, as legal counsel; and Kevin Tepen of CJ Schlosser & Associates.

Chairman Thompson asked for Public Comment. Hearing none, he asked for the approval of the Minutes of the November 9, 2020 Board Meeting. Mr. Hagnauer moved that the Minutes be approved. Mr. Walker seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Chairman declared the motion passed and Minutes approved.

Mr. Walker moved that the Financial reports be approved. Mr. Thompson seconded. Roll call:

Voting Aye - Echols
Hagnauer
Palus
Signall
Walker
Thompson

Present - Hamm

Voting Nay - None

Chairman declared motion passed and approved.

Kevin Tepen of CJ Schlosser & Associates gave a brief overview of the FY 2020 Audit Report. Overall, the Port had another solid year. A few items of note were the increase in expenses mainly caused by depreciation expense and dredging; an increase in accounts receivable due to FEMA reimbursements not yet received and a positive debt service ratio. Mr. Hamm moved that the Audit Report be accepted and placed on file. Mr. Palus seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND AZTEC INTERIOR DESIGN CO." 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. Walker seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND EXPRESS CHEM, LLC." Mr. Thompson 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. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 3 TO THE MARCH 13, 2017 LEASE BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND GRAIN DENSIFICATION INTERNATIONAL (GDI)." 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. Walker seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING RELEASE OF LEASE WITH GRAIN DENSIFICATION INTERNATIONAL (GDI)." 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. Mr. Walker seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Mr. Hagnauer moved that Agenda Item #8 (Resolution approving Amendment No. 1 with John Feder Trucking for Open Shed 568A), #9 (Resolution approving Lease Agreement with KB Pods for Warehouse 2, Suite F), #10 (Resolution approving Lease Agreement with SCF for Open Shed No. 569A), #11 (Resolution approving Amendment No. 1 with Wholesale Marketing for Warehouse 2, Suite E) and #12 (Resolution approving Lease Agreement with Gateway Region YMCA Daycare) be approved. Mr. Palus seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A SEXUAL HARASSMENT POLICY 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. Walker seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A REVISED PURCHASING MANUAL FOR THE AMERICA'S CENTRAL PORT DISTRICT." Mr. Signall 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. Thompson seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm

Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A FEDERAL GRANTS FINANCIAL MANAGEMENT MANUAL FOR THE AMERICA'S CENTRAL PORT DISTRICT." Mr. Signall 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. Hamm seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

Resolution was presented, entitled "A RESOLUTION APPROVING A SEWER LINE UTILITY EASEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION AT NIEDRINGHAUS AVENUE AND WEST FIRST STREET." Mr. Thompson 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. Hagnauer seconded. Roll call:

Voting Aye - Echols
Hagnauer
Hamm
Palus
Signall
Walker
Thompson

Voting Nay - None

Chairman declared motion passed and approved.

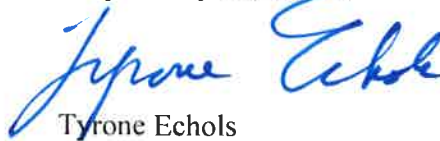
Resolution was presented, entitled "A RESOLUTION APPROVING A RANKED-LIST OF FIRMS TO COMPLETE AN INFRASTRUCTURE CONDITIONS ASSESSMENT." Mr. Hagnauer moved that the Resolution be postponed until the next meeting, Mr. Thompson seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Mr. Stahlman gave a brief summary of the Engineer's Report. The Building No. 203 project is moving forward with removal of debris and damaged areas of the structure. Many of the trusses are damaged beyond repair and staff is getting a structural review to determine if adjustments to the scope of work are needed. The FEMA claims projects are progressing: staff is reviewing the remaining scope of the dredging project with the contractor; the A Lead rail project is underway and progressing well; and the main sewer projects have been completed and payments are processing. Mr. Hagnauer inquired about the dredging project. Mr. Stahlman informed the Members that the basin for the dredge material is continuing to dry out and once the basin can be emptied, we will begin dredging again. Mr. Palus moved that the Engineer's Report be placed on file. Mr. Walker seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

Frank Papa, Sales Manager, gave a brief overview of the Sales Manager's Report. Mr. Hagnauer moved that the report be placed on file. Mr. Signall seconded and, with all Members present and voting Aye, Chairman declared motion passed and approved.

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

Respectfully submitted,



Tyrone Echols
Secretary