

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

The regular monthly meeting of the America's Central Port District Board was held at the Port District offices on November 12, 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, Tim Giger, Phil Sholl, Drew Powless, Christie Voelker, Alex Burkart, Shawn Ward, Ben McCall, and Bill Stahlman, as Port Engineer, of Port Staff; and Derek Filcoff, as legal counsel, were also in attendance.

Chairman Goins asked for any Public Comment. Hearing none, he asked for the approval of the Minutes of the October 15, 2024 Board Meeting. Mr. Hagnauer moved that the Minutes be approved. Mr. Nordstrom seconded. Roll call:

Voting Aye - Brown  
Hagnauer  
Hamm  
Nordstrom  
Signall  
Goins

Voting Nay - None

Chairman declared motion passed and Minutes approved.

Ms. Brown moved that the Financials be approved and placed on file. Mr. Hagnauer 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 A LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND ACME CONSTRUCTORS, INC.” Mr. Nordstrom 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 LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND EXPRESS CHEM, INC.” 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. Hagnauer 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 LEASE AGREEMENT BETWEEN AMERICA'S CENTRAL PORT DISTRICT AND MATTINGLY LUMBER & MILLWORK, 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. Nordstrom 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 AN AGREEMENT BY AND BETWEEN AMERICA’S CENTRAL PORT DISTRICT AND LOCAL 399, INTERNATIONAL UNION OF OPERATING ENGINEERS”. 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. Nordstrom 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 REVISED PURCHASING MANUAL FOR THE AMERICA’S CENTRAL PORT DISTRICT”. 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.

Port Engineer, Bill Stahlman, gave a brief overview of the Engineer’s Report. He noted that the Port has several Grant projects under design or waiting for agency approval prior to bid and Board approval. Pump Station 408 – the new pump #1 should be delivered and operational in December. Staff is working with Juneau Associates to prepare specifications for bid to replace pump #2. Mr. Hagnauer moved that the Engineer’s Report be accepted and placed on file. Ms. Brown 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 Celta Chemical for the land lease renewal to match the term of the warehouse lease approved last month. Staff is also working with IMC Logistics to amend the lease for rentals for Options 4 and 5. Both the Celta Lease and IMC Logistics lease are slated for approval at the December Board Meeting. Residential tenants were notified that they will become responsible for their electric bills, which will result in a decrease in those tenant's rental rates in 2025. Staff continues to work on the agreement with Port Harbor Railroad and is hopeful to bring the final agreement for Board approval in December. Mr. Hagnauer 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. Wilmsmeyer informed the Members that the consultant and Port Staff held an aRt 3 Open House and thanked Mayor Goins for his attendance at the event.

Mr. McCall informed the Members that the Madison Harbor Loan documents should be complete for Board approval at the December 9 Board Meeting. Closing is scheduled for December 10. UCB confirmed by letter, included in the packet, that with the loan maturing on December 9, they will allow for the closing after the documents have been approved by the Board with no penalty or default of the note.

There being no further business to come before the Board, Mr. Hamm 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,



John Hamm  
Secretary