

TRI – CITY REGIONAL PORT DISTRICT – MINUTES OF BOARD MEETING

January 11, 2010

The regular monthly meeting of the Tri-City Regional Port District Board was held at the Port District offices on January 11, 2010 at 11:45 a.m.

Roll call:

Andrew Economy	Present
Ed Hagnauer	Present
John Hamm, III	Absent
Charles King, Jr.	Present
Steven Signall	Present
Avery Ware	Absent
Joseph Schuler	Present

Those present in addition to the above Members were Bob Wydra, Dennis Wilmsmeyer, Bill Stahlman, David Cobb, Tom Wobbe, René Horn and Robbie Williams of Port Staff.

Chairman called for the approval of the minutes of the last regular meeting of December 14, 2009 which were submitted in advance to each Board Member. Mr. King moved that the minutes of the meetings be approved. Mr. Signall seconded and with all Members present and voting Aye, Chairman declared motion passed and minutes approved.

Chairman called for the approval of the Statement of Receipts and Disbursements. The Members were given a detailed listing of the receipts since last statement that was distributed prior to the Meeting. Mr. Signall moved that the Statement of Receipts and Disbursements be approved. Mr. Economy seconded. Roll call:

Voting Aye - Economy  
Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Statement of Receipts and Disbursements approved.

Resolution was presented, entitled “A RESOLUTION FOR AN ASSIGNMENT OF A LEASE AGREEMENT DATED FEBRUARY 14, 2000.” The proposed Resolution is for the assignment of the lease between the Port District and Siemens Water Technologies to Siemens Real Estate. Mr. King 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 - Economy  
Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE AMENDED AND RESTATED AGREEMENT OF LEASE BETWEEN TRI-CITY REGIONAL PORT DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS AND ROBINSON STEEL CO., INC., AN INDIANA CORPORATION." Bob Wydra, Executive Director informed the Members that this Resolution, as well as the next two Resolutions to be presented, are in conjunction with the Port's tenant, Robinson Steel, assigning a portion of their operation to Cargill. The Port has two lease agreements for three steel processing and warehousing operations in two buildings at the Port's north harbor area. The proposed Resolutions are conditioned upon approval by US Army Corps of Engineers. Mr. King 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. John Papa of Callis Law firm, the Port's general counsel, arrived and his name was placed upon the roll. Roll call:

Voting Aye - Economy  
Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE AGREEMENT OF LEASE BETWEEN TRI-CITY REGIONAL PORT DISTRICT, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS AND CARGILL, INCORPORATED, A DELAWARE CORPORATION." Mr. King 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 - Economy  
Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THAT CERTAIN CONSENT AGREEMENT REGARDING THE ASSIGNMENT OF THAT CERTAIN AGREEMENT OF LEASE DATED JULY 28, 1998, BY AND BETWEEN THE TRI-CITY REGIONAL PORT DISTRICT AND CARGILL ROBINSON LLC, AS SUCCESSOR-IN-INTEREST TO NATIONAL ROBINSON, L.L.C." Mr. King 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 - Economy  
Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

General Manager, Dennis Wilmsmeyer, informed the Members that staff has prepared and submitted a Request for Proposal for Insurance Brokerage Services. Proposals are due on January 19 and upon staff review, will further interview the top two to three firms. Staff intends to have a broker selected for approval at the February 8 Board Meeting.

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 2 TO LEASE AGREEMENT OF MARCH 15, 2002 WITH M&K CHEMICAL ENGINEERING CONSULTANTS, INC., AN ILLINOIS CORPORATION." The proposed Resolution will amend the current lease with M&K to expand their occupancy on the third floor of the Port's office to allow for the hiring of additional personnel due to the acquisition of a government contract. M&K has diligently worked to bring their account back in good standing. Mr. King 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 - Economy

Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Port staff has be approached by the Cross Country Coach for Granite City High School requesting to use the former golf course for a cross country meet in October of 2010. Mr. Hagnauer moved that staff move forward with negotiations with the high school. Mr. Signall seconded and with all Members present and voting Aye, Chairman declared motion passed.

Resolution was presented, entitled "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER AND A CONTRACT FOR THE C0048 – RED DOCK GRAIN FACILITY REPAIRS PROJECT AND AUTHORIZING THE EXPENDITURE OF PORT FUNDS." The proposed resolution is for Red Dock Facility improvements at the north harbor. Korte & Luitjohan Contractors, Inc. was the lowest responsible bidder in the amount of \$484,900. The Port was awarded \$333,000 in stimulus funds through Madison County for these improvements last year and plans to split the unfunded portion of the project with the tenant. 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. Hagnauer seconded. Roll call:

Voting Aye - Economy  
Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled "A RESOLUTION APPROVING THE LOWEST RESPONSIBLE BIDDER FOR THE C0057 – ROOF REPAIRS (HANGAR 344) PROJECT AND APPROVING ASSOCIATED CONTRACT." The proposed Resolution is for the roof repair for hangar 344 in which was vacated by Army Reserve and is to be leased to Sierra Management (NAVAIR) once repairs have been completed. Shay Roofing, with a bid of \$89,084 was the lowest responsible bidder. Mr. King 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 - Economy  
Hagnauer

King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Mr. Economy moved that the Engineer's Report be accepted and placed on file. Mr. Signall seconded. Roll call:

Voting Aye - Economy  
Hagnauer  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Mr. King asked that staff arrange a breakfast meeting with the succession committee.

Discussion was held regarding Commissioner Ware. Mr. Papa stated that his commission expires in May although his resignation would be the easiest route for the Port. Mr. Hagnauer discussed the possibility of changing the mayor-appointed positions to coincide with the mayoral term. Mr. Papa stated that there would need to be a change in the legislation. Mr. Wydra and Mr. Wilmsmeyer were asked to investigate what would be needed to change the legislation.

Mr. Hagnauer informed the Members that St. Louis Compost is looking for 50 to 80 acres for their operation and would employ 80 to 100 workers.

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

Respectfully submitted,

Charles King, Jr.  
Secretary