

TRI – CITY REGIONAL PORT DISTRICT – MINUTES OF BOARD MEETING

February 8, 2010

The regular monthly meeting of the Tri-City Regional Port District Board was held at the Port District offices on February 8, 2010 at 11:45 a.m.

Roll call:

Andrew Economy	Present
Ed Hagnauer	Present
John Hamm, III	Present
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 and Charles Juneau of Juneau Associates as Port Engineer.

Chairman called for the approval of the minutes of the last regular meeting of January 11, 2010 which were submitted in advance to each Board Member. There being no questions or changes, Chairman declared minutes approved as distributed.

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. Port Counselor, John Papa of Callis Law Firm, arrived and his name was placed upon the roll. Mr. King questioned the monthly amount paid to Bill Broyles for Professional Services in regards to the scope of work that he performs and the renewal of the contract. Staff was directed to provide the scope of work and the work performed to date by Mr. Broyles at the next Board Meeting. Mr. King moved that the Statement of Receipts and Disbursements be approved. Mr. Hagnauer seconded. Roll call:

Voting Aye - Economy  
Hagnauer  
King  
Signall  
Schuler

Present - Hamm

Voting Nay - None

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

Resolution was presented, entitled "A RESOLUTION APPROVING AMENDMENT NO. 3 TO LEASE AGREEMENT OF MARCH 15, 2002 WITH M&K CHEMICAL ENGINEERING

CONSULTANTS, INC., AN ILLINOIS CORPORATION.” The proposed Resolution will add approximately 150 sq. ft. for one additional office with additional annual revenue of \$6,000 to their current amended lease. 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. King seconded. Roll call:

Voting Aye - Economy  
Hagnauer  
Hamm  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING LEASE AGREEMENT WITH JOHNS ISLANDS IMPORTS, AN ILLINOIS LIMITED LIABILITY CORPORATION, FOR WAREHOUSE SPACE AT RIVER’S EDGE, MADISON COUNTY, ILLINOIS.” The proposed warehouse lease agreement is for approximately 1,600 sq. ft. of warehouse space in Warehouse 3, Suite A with an annual rental of \$6,700. 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  
Hamm  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Resolution was presented, entitled “A RESOLUTION APPROVING ARTHUR J. GALLAGHER AS THE PORT’S PROPERTY AND PUBLIC ENTITY OPERATING INSURANCE BROKERAGE FIRM AND APPROVING ASSOCIATED CONTRACT.” The proposed Resolution is for Insurance Brokerage Services naming Arthur J. Gallagher as the Port’s commercial property broker. The annual fee for brokerage services is \$30,000 resulting in an approximate \$10,000 decrease over the previous commission-based services provided in the past. 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. Hamm seconded. Roll call:

Voting Aye - Economy  
Hagnauer  
Hamm  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Ordinance No. 145 was presented, entitled "AN ORDINANCE TO AUTHORIZE DISPOSITION OF ABANDONED ITEMS OF PERSONAL PROPERTY OF DISTRICT TENANTS." The proposed Ordinance allows the Port to re-use, sell, donate or dispose of personal property that has been left by either residents or commercial tenants upon vacating their leasehold. Mr. Signall 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. Mr. Economy seconded. Roll call:

Voting Aye - Economy  
Hagnauer  
Hamm  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Ordinance adopted.

Resolution was presented, entitled "A RESOLUTION APPROVING AN AGREEMENT WITH THE LOWEST RESPONSIBLE BIDDER FOR THE CONSTRUCTION OF SANITARY SEWERS AND DRAINAGE IMPROVEMENTS ON 7<sup>TH</sup> STREET AND SURROUNDING AREAS." The proposed Resolution declares H & M Backhoe Services, Inc. with a bid of \$310,012.40 as the lowest responsible bidder for the construction of the sanitary sewer and drainage improvements to be funded by a USDA Rural Development loan in the amount of \$400,000. Mr. Economy 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  
Hamm  
King  
Signall  
Schuler

Voting Nay - None

Chairman declared motion passed and Resolution approved.

Special Projects Director, Tom Wobbe, addressed the Members regarding the 5 Year Capital Improvements Plan that staff has begun working on. Staff has identified and prioritized the capital improvements "wish list" to be accomplished over the next five years. These projects are projects that will be budgeted to be funded by the Port's general fund; however, the list also gives a quick reference when federal, state or local funding does become available.

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

Voting Aye - Economy  
Hagnauer  
Hamm  
King  
Signall  
Schuler

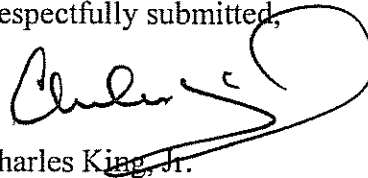
Voting Nay - None

Chairman declared motion passed and approved.

Mr. King, Chairman of the Succession Committee informed the Members that the Committee met with Mr. Wydra and Mr. Wilmsmeyer and the Committee is recommending Dennis Wilmsmeyer as the new Executive Director upon the retirement of Mr. Wydra. Mr. Wydra will continue to work two days per week for one year as an outside contractor. Resumes of several individuals possessing qualifications for the Business Development Manager position were distributed. Mr. Wilmsmeyer informed the Members that staff recommends hiring an additional Assistant Maintenance Supervisor.

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