

**MINUTES OF REGULAR MEETING
ST. CHARLES COUNTY PORT AUTHORITY BOARD**

DATE: APRIL 14, 2022

TIME: 8:00 A.M.

LOCATION: ST. CHARLES COUNTY ADMINISTRATION BUILDING
ROOM 116
201 NORTH SECOND STREET
ST. CHARLES, MO 63301

MEMBERS PRESENT: Ken Dobbins; Don Boehmer; Roger Ellis; and Monica Combest;
Jeff Rothermich; Tammy Holen; and Hyatt Bangert

MEMBERS ABSENT: None

SUPPORT STAFF PRESENT: Sallie Hemenway, board consultant with Nexus Group; John Greifzu, Assistant Director of Administration; Bryan Wise, Associate County Counselor; and Sheila Weiss, Recording Secretary

➤ **CALL TO ORDER**

Chairman Roger Ellis called the meeting to order at 8:00 a.m. and roll call was taken.

➤ **APPROVAL OF THE MARCH 10, 2022 MEETING MINUTES**

Chairman Roger Ellis asked for a motion to approve the meeting minutes from the February 10, 2022 meeting. Don Boehmer made such motion, and the motion was seconded by Ken Dobbins. The minutes were approved by unanimous voice acclamation.

➤ **PUBLIC COMMENTS**

Mike Klinghammer, Director of Economic Development for the City of St. Charles, gave the board members an update on the status of the Riverpointe Development in the City of St. Charles.

➤ **OLD BUSINESS**

There was no old business.

NEW BUSINESS

Recap regarding lobbying for a state appropriation for operations and/or capital for Port Authority

John Greifzu stated that one of the lobbyists for St. Charles County is working on obtaining a one-million dollar appropriation from the State of Missouri to be used for operating costs for the St. Charles County Port Authority during the state's current legislative session. He stated that it has been brought to the attention of the lobbyist that that state prefers to fund capital projects rather than making appropriations for general operating costs, so he also put in a request for an appropriation of capital funding for the Port Authority. Since the Port Authority has yet to identify any specific projects, this may make the process of obtaining capital funding difficult at this time. The lobbyist also was made aware that there are going to be multiple upcoming opportunities for the Port Authority to apply for grant funding during this fiscal year.

Mike Klinghammer stated that the City of St. Charles has some specific projects underway that can be cited by the lobbyist as capital projects if they believe that would be beneficial.

Recap of public feedback regarding AIM Zones

Sallie Hemenway stated that the informational letters regarding the formation of the Crossroads and the Riverfront AIM Zones were mailed out to the benefitting municipalities after last month's meeting. Ms. Hemenway stated that at the request of the City of Wentzville she made a presentation to the Board of Aldermen regarding the creation of Crossroads AIM zone during their April 13, 2022 regular meeting. The only question she received from the board was whether or not any revenues that are generated would be spent in the portion of the AIM Zone in which they are generated, to which the answer is yes.

Monica Combest stated that in the interest of transparency, she would like to make the board members aware that David Kolb reached out to her with some questions about the creation of this AIM Zone. She stated that she advised Mr. Kolb that he may want to contact Michael Hurlbert with his questions first, and if he still had questions after speaking with Mr. Hurlbert, she would be happy to set up a time to meet with him.

BOARD ACTIONS

Action Item 1 - Resolution 22-04; Authorizing the establishment of an Advanced Industrial Manufacturing Zone hereby known as the Riverfront Aim Zone for the purpose of expanding, developing, and redeveloping the Missouri Riverfront.

Chairman Roger Ellis asked for a motion to approve Resolution 22-04, Establishing the Riverfront AIM Zone. Hyatt Bangert made such motion, and the motion was seconded by Monica Combest. A roll call vote was taken and the vote on the motion was as follows: Don Boehmer - yes, Monica Combest - yes, Ken Dobbins - yes, Tammy Holen - yes, Jeff Rothermich – yes, Hyatt Bangert – yes, Roger Ellis – yes. Resolution 22-04 was approved 7-0.

Action Item 2 - Resolution 22-05; Authorizing the establishment of an Advanced Industrial Manufacturing Zone hereby known as the Crossroads Aim Zone for the purpose of expanding, developing, and redeveloping the area contained therein.

Chairman Roger Ellis asked for a motion to approve Resolution 22-05, Establishing the Crossroads AIM Zone. Ken Dobbins made such motion, and the motion was seconded by Don Boehmer. A roll call vote was taken and the vote on the motion was as follows: Don Boehmer - yes, Monica Combest - yes, Ken Dobbins - yes, Tammy Holen - yes, Jeff Rothermich – abstain, Hyatt Bangert – yes, Roger Ellis – yes. Resolution 22-04 was approved 6-0-1.

ELECTION OF OFFICERS FOR THE PORT AUTHORITY

Chairman Roger Ellis asked for a motion to be made to elect a Vice-Chair for the Port Authority. Tammy Holen made a motion to nominate Monica Combest as Vice-Chair. A motion to approve Monica Combest as Vice-Chair was made by Don Boehmer, and the motion was seconded by Jeff Rothermich. The motion was approved by unanimous voice acclamation.

Chairman Roger Ellis asked for a motion to be made to elect a Treasurer for the Port Authority. Don Boehmer made a motion to nominate Ken Dobbins as Treasurer. A motion to approve Ken Dobbins as Treasurer was made by Tammy Holen, and the motion was seconded by Hyatt Bangert. The motion was approved by unanimous voice acclamation.

CLOSED MEETING SESSION PER MISSOURI STATUTE RSMO 610.021(3)

Chairman Roger Ellis asked for a motion to go into a Closed Meeting session pursuant to State Statute RSMo 610.021(3) at 9:09 am. Don Boehmer made such motion, and the motion was seconded by Ken Dobbins. A roll call vote was taken and the vote on the motion was as follows: Don Boehmer – yes, Monica Combest – yes, Ken Dobbins – yes, Roger Ellis – yes, Tammy Holen – yes, Jeff Rothermich – yes, Hyatt Bangert – yes.

Chairman Roger Ellis asked for a motion to adjourn the Closed Meeting Session and go back into Regular Meeting Session at 9:21 am. Ken Dobbins made such motion. The motion was seconded by Hyatt Bangert and was approved by unanimous voice acclamation.

ANNOUNCEMENTS / MISCELLANEOUS

Chairman Roger Ellis asked the board members to let Sheila Weiss know if they have vacation plans for this summer during the normal Port Authority meeting dates so that if there are any instances where there won't be a quorum, they can discuss adjusting their meeting dates accordingly.

AGENDA SUGGESTIONS FOR NEXT MEETING – MAY 12, 2022

Sallie Hemenway stated that Michael Hurlbert has confirmed that Rob Dixon with Ameren will be giving a presentation for the Port Authority during next month's meeting. She has also confirmed that

Scott Taylor from the Miller Law Firm in Kansas City, Missouri will be giving a presentation on Foreign Trade Zones during next month's meeting.

Other possible items for consideration for the May meeting include a presentation on the bonding process from Mark Grimm, and an economic development update from the City of Wentzville.

MEETING ADJOURNMENT

Chairman Roger Ellis asked for a motion to adjourn the regular meeting. The motion was made by Don Boehmer and was seconded by Ken Dobbins. The meeting was adjourned at 9:49 AM.