

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

DATE: MAY 12, 2022
TIME: 8:00 A.M.
LOCATION: ST. CHARLES COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
ST. CHARLES, MO 63301

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

MEMBERS ABSENT: Jeff Rothermich

SUPPORT STAFF PRESENT: Sallie Hemenway, board consultant with Nexus Group; Michael Hurlbert, Director of Community Development; 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 APRIL 14, 2022 MEETING MINUTES

Chairman Roger Ellis asked for a motion to approve the meeting minutes from the April 14, 2022 meeting. Hyatt Bangert made such motion, and the motion was seconded by Tammy Holen. The minutes were approved by unanimous voice acclamation.

PUBLIC COMMENTS

There were no public speakers.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Presentation from Ameren - Rob Dixon, Director of Economic & Community Development

Rob Dixon and Lance LeComb, Community Development Executive, did a presentation for the board members which highlighted Ameren Missouri's economic development resources such as site selection, incentives, line extension allowances, and other economic development partner services.

Economic Development Update - Scott Drachnik, President & CEO, EDC of St. Charles County

Scott Drachnik, President & CEO of the Economic Development Council of St. Charles County, did a presentation for the board members which highlighted target business sectors, recent business lead activity, recent outreach meeting and events, promoting sites and buildings, and an unemployment comparison for the St. Louis Region March 2022.

Presentation on Foreign Trade Zones - Scott S. Taylor, Partner with Miller & Company P.C.

Scott S. Taylor did a presentation for the board members regarding U.S. Foreign Trade Zone opportunities and Missouri Foreign Trade Zone opportunities. Items discussed included the definition of a foreign trade zone, eligibility requirements, and the potential benefits and financial savings of foreign trade zones.

Update Regarding MoDOT Funding Sources - Sallie Hemenway

Sallie Hemenway gave the board an update on recent state legislative activity. She stated that in order for the Port Authority to take advantage of any funding that they may be eligible for moving forward, they will need to have defined projects and activities to present to the State of Missouri.

Discussion Regarding AIM Zone Next Steps - Mike Hurlbert

Mike Hurlbert stated that the next step in the process is to meet with representatives from the cities and businesses within the established AIM zones to establish a base line for the jobs and educate them on the process.

Representatives from the City of Wentzville reached out to County staff to acquire a better understanding of AIM Zones, and Sallie Hemenway provided a presentation last month at their Board of Alderman meeting explaining the process and intent of the Crossroads AIM Zone.

The City of St. Charles has expressed to staff that they are pleased to see the creation of the Riverfront AIM Zone.

The City of Weldon Springs has also reached out to staff to inquire about the possibility of the Port Authority creating an AIM Zone along the Highway 64 corridor, with an interest to help encourage the extension of utilities along the north/east side of the highway.

A reporter from the St. Louis Post Dispatch recently reached out to staff on behalf of some of the residents of the City of Josephville with questions regarding the Port Authority's role in facilitating development within the Village of Josephville via the Crossroads AIM Zone, as those residents wish for that area to remain more rural in character. Chairman Roger Ellis spoke with the reporter and

explained the AIM Zone process and let them know that the intent of this particular AIM Zone is to increase job opportunities and job growth around the Highway A corridor in Wentzville. An attorney representing the Village of Josephville has also reached out to County Executive's office and requested information regarding the Port Authority's potential desire to initiate road development within the area. Staff explained to them that the Port Authority is involved with potential infrastructure development and investment but will defer road development to the Missouri Department of Transportation, the County Highways Department, and the County Roads & Traffic Department.

For future AIM Zone consideration, there are currently a number of companies within the O'Fallon area that are going to be expanding and will need to hire more employees, so the Port Authority may wish to consider this area as another opportunity for creating an AIM Zone as well.

ANNOUNCEMENTS / MISCELLANEOUS

There were no announcements or miscellaneous items discussed.

AGENDA SUGGESTIONS FOR NEXT MEETING – JUNE 9, 2022

Chairman Roger Ellis stated that the board members should have a copy of the presentation on Foreign Trade Zones that was given at the meeting today, and this should be a topic of discussion for the June 9th meeting.

Ken Dobbins requested an update from staff on how the current AIM Zones are being marketed, and Monica Combest asked for a discussion or a handout to be prepared for the June 9th meeting regarding the minimum salary requirements for businesses within these AIM Zones.

MEETING ADJOURNMENT

Chairman Roger Ellis asked for a motion to adjourn the regular meeting. The motion was made by Ken Dobbins and was seconded by Don Boehmer. The meeting was adjourned at 10:56 AM.