

ST. CHARLES COUNTY
PORT AUTHORITY MEETING

OCTOBER 11, 2023
8:00 AM

ST. CHARLES COUNTY EXECUTIVE BUILDING
THIRD FLOOR COUNCIL CHAMBERS
100 NORTH THIRD STREET
ST. CHARLES, MO 63301

Agenda

CALL TO ORDER

ROLL CALL

APPROVAL OF THE SEPTEMBER 13, 2023 MEETING MINUTES

Documents:

[09.13.2023_DRAFT_PORT AUTHORITY MEETING MINUTES.DOCX](#)

PUBLIC COMMENT

OLD BUSINESS

. NONE

NEW BUSINESS

- . MPAA LOBBYIST INTRODUCTION AND PRESENTATION - VERSA GOVERNMENTAL STRATEGIES/AT GOVERNMENT STRATEGIES
- . POTENTIAL ECONOMIC DEVELOPMENT PROJECT/NEW AIM ZONE FORMATION REQUEST - CITY OF O'FALLON
- . ECONOMIC DEVELOPMENT UPDATE - SCOTT DRACHNIK, PRESIDENT & CEO, EDC OF ST. CHARLES COUNTY
- . MONTHLY TREASURER'S REPORT TO THE BOARD – SALLIE HEMENWAY
- . UPDATE ON AGREEMENT BETWEEN THE COUNTY AND THE PORT FOR THE KLONDIKE PARK PROJECT – BRYAN WISE
- . DISCUSSION REGARDING FUNDING SOURCES – SALLIE HEMENWAY
- . DISCUSSION ON GOALS AND PRIORITIES – ALL
- . DISCUSSION ON AIM ZONE MEETINGS FORMAT – SALLIE HEMENWAY, MICHAEL HURLBERT, AND JOHN GREIFZU

ANNOUNCEMENTS/MISCELLANEOUS

AGENDA SUGGESTIONS FOR NEXT MEETING - NOVEMBER 8, 2023

CLOSED MEETING

NOTICE IS HEREBY GIVEN THAT, SUBJECT TO A MOTION DULY MADE AND

ADOPTED, THE ST. CHARLES COUNTY PORT AUTHORITY WILL HOLD A CLOSED MEETING FOR THE PURPOSE OF DEALING WITH MATTERS RELATING TO MISSOURI STATUTE RSMO 610.021.3 (CLOSED MEETINGS AND CLOSED RECORDS AUTHORIZED WHEN, EXCEPTIONS)

MEETING ADJOURNMENT

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

DATE: September 13, 2023

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; Roger Ellis; Tammy Holen; Don Boehmer; and Monica Combest

MEMBERS ABSENT: Hyatt Bangert

SUPPORT STAFF PRESENT: Sallie Hemenway, board consultant with Nexus Group; Michael Hurlbert, Director of Community Development; Bryan Wise, Associate County Counselor; and Stacy Lorenz, Recording Secretary

➤ **CALL TO ORDER**

Chairman Roger Ellis called the meeting to order at 8:07 a.m. and roll call was taken.

➤ **APPROVAL OF THE AUGUST 9, 2023, MEETING MINUTES**

Chairman Roger Ellis asked for a motion to approve the meeting minutes from the August 9, 2023, meeting. Don Boehmer made such motion, and the motion was seconded by Monica Combest. The minutes were approved by unanimous voice acclamation.

➤ **PUBLIC COMMENTS**

None.

➤ **Old Business**

None.

NEW BUSINESS

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, provided a presentation for the board members which highlighted their mission, core services, target sectors, why businesses should choose St. Charles County, and current business leads. Scott noted that the number of current business leads is 72 leads through August 2023. Approximately 54% is manufacturing. Scott reviewed the lead sectors per quarter for the first 3 quarters.

He spoke about business leads - Project Nimbus has been completed. The Japanese-owned company closed on the purchase of the vacant Enterprise Holdings Building in Weldon Spring on August 10, 2023. The company owns EPC in Cave Springs and is very much into computer sales, computer leasing, and computer recycling. Final incentives are still being worked out. Project 911 is a local manufacturing company that is looking to expand. Project Central is a blending, packing, and distribution center looking at Lakeside Logistics in St. Peters. Project Cloud is looking for an existing data center that would create approximately 20+ new jobs. And finally, Project Legends is an E-Sports developer that is interested in purchasing and renovating the Regal Cinemas in O'Fallon.

He covered recent outreach & events including a recent discussion with General Motors about the AIM Zones. They explained what the AIM Zone is, how it works, and what they bring to the company.

Scott reported that Governor Parson visited the Ft. Zumwalt Apprenticeship Program and signed House Bill 2, a \$2 billion investment into education. This visit will help bring attention to this program as well as other technical training programs.

Scott talked about the IDA; Industrial Development Authority, had its largest bond financing in their 40-year history of \$34 million in Industrial Revenue Bonds with a total project investment of \$42.9 million. He discussed year to date loan disbursements in St. Charles County and reviewed the regional and local unemployment rate comparison. Scott also reported that St. Charles County is home 7 of the region's largest wineries and 3 of the top homebuilders.

Presentation – “Helping Missourians Prosper” - Brandon McDaniel, Trade Specialist, MO Department of Economic Development

Brandon McDaniel, Trade Specialist for Department of Economic Development is at the International Trade and Investment Office. He provided a presentation for the board members which highlighted why exports are important to our region. Demand is what makes exports so important because 95% the world's consumers are outside the United States. He talked about how exporting can be done with the help of the internet, online logistics, free trade, e-commerce, and grants. Businesses, large and small, that export have a higher revenue, higher profitability, and higher labor productivity than those who do not export. Brandon reported that small and medium companies make up 97% of exports. In 2022 Missouri companies exported \$16 billion in products. The state's largest trade partners are Canada, Mexico, and Germany. He stated that Brazil is rapidly moving into the top of the list.

Brandon discussed the Economic Impact of exports. The area exports support nearly \$11 billion in economic activity. He stated that Missouri is broken down into 6 regions. He reviewed which members of their team covered which region. This team has 14 global offices that they work with. Brandon explained the key services that their office provides to Missouri companies are market &

regulatory research, distributor searches, customized background checks, certificates of free sale, trade shows & missions, and MO STEP=Up & GMAP Grant Programs.

Monthly Treasurer's Report to the Board – Salle Hemenway

Sallie Hemenway went over a summary of expenses & revenues as of August 2023 for the Port Authority Board. Sallie said the first and second pages have no changes. She stated that on the third page the expense summary has changed. She has added MPAA Dues and County staffing costs to expenses. Sallie also discussed the total of pending revenues from Klondike Park.

Update on Agreement between the County and the Port for the Klondike Park Project – Bryan Wise

Associate County Counselor Bryan Wise stated they are still working on the revisions to the draft and hopes to have it completed soon.

Update on CIP24 Funds - Michael Hurlbert

Michael Hurlbert informed the board that a conference call was held with the MPAA members regarding their concerns with St. Charles County Port Authority receiving the CIP24 funding. The Vice President produced a policy that stated the President and Vice President needed to sign off on approvals. Although the President had signed off, the Vice President was not part of that decision. After much discussion within the group, Marion-Ralls Regional Port Authority, who could have gotten the additional funding, agreed St. Charles County should get the funds. It was then confirmed by all that we are officially getting the funding.

ANNOUNCEMENTS / MISCELLANEOUS

The Port Authority Work Session is scheduled for Wednesday, September 27, 2023 at 8:00 am at St. Charles Community College in Cottleville, MO. Stacy Lorenz will send out a map of the campus and the room number once it has been made available to us. The focus of the meeting will be going over the Strategic Plan and make sure we are on track. Bryan Wise confirmed it is an open meeting and an agenda will be posted online.

BOARD ACTION ITEMS

Resolution 23-06 – A Resolution Authorizing the Port Authority Board Chair and Treasurer to file an application for Administration and Planning Grant Funds with the Missouri Highway and Transportation Commission.

Chairman Roger Ellis asked for a motion to approve Resolution 23-06 – A Resolution Authorizing the Port Authority Board Chair and Treasurer to file an application for Administration and Planning Grant Funds with the Missouri Highway and Transportation Commission. Ken Dobbins made such motion, and the motion was seconded by Tammy Holen. A roll call vote was taken and the vote on the motion was as follows: Ken Dobbins - yes, Roger Ellis – yes, Tammy Holen – yes, Don Boehmer – yes, Hyatt Bangert – absent, and Monica Combest – yes. Resolution 23-06 was approved by a vote of 5 yes and 0 no.

Resolution 23-07 – A Resolution Authorizing the Port Authority Board Chair and Treasurer to file an application for Capital Improvement Grant Funds with the Missouri Highway and Transportation Commission.

Chairman Roger Ellis asked for a motion to approve Resolution 23-07 – A Resolution Authorizing the Port Authority Board Chair and Treasurer to file an application for Capital Improvement Grant Funds with the Missouri Highway and Transportation Commission. Don Boehmer made such motion, and the motion was seconded by Tammy Holen. A roll call vote was taken and the vote on the motion was as follows: Ken Dobbins - yes, Roger Ellis – yes, Tammy Holen – yes, Don Boehmer – yes, Hyatt Bangert – absent, and Monica Combest – yes. Resolution 23-07 was approved by a vote of 5 yes and 0 no.

Resolution 23-08 – A Resolution Authorizing the St. Charles County Staff to release request for proposal PA23-002 for a Port Authority River Commerce and Port Infrastructure Planning Report.

Chairman Roger Ellis asked for a motion to approve Resolution 23-08 – A Resolution Authorizing the St. Charles County Staff to release request for proposal PA23-002 for a Port Authority River Commerce and Port Infrastructure Planning Report. Tammy Holen 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: Ken Dobbins - yes, Roger Ellis – yes, Tammy Holen – yes, Don Boehmer – yes, Hyatt Bangert – absent, and Monica Combest – yes. Resolution 23-08 was approved by a vote of 5 yes and 0 no.

Agenda Suggestions for The Next Meeting – October 11, 2023

None.

Chairman Roger Ellis adjourns the meeting.

MEETING ADJOURNMENT

The meeting was adjourned at 9:24 a.m.