

**ST. CHARLES COUNTY  
PORT AUTHORITY MEETING**

**JUNE 10, 2021  
8:00 AM**

**COUNTY EXECUTIVE BUILDING  
THIRD FLOOR COUNCIL CHAMBERS  
100 NORTH THIRD STREET  
SAINT CHARLES, MO 63301**

**TENTATIVE  
AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF THE MAY 13, 2021 MEETING MINUTES**

**Documents:**

[05.13.21 PORT AUTHORITY MEETING MINUTES.PDF](#)

**PUBLIC COMMENT**

**OLD BUSINESS**

NONE

**NEW BUSINESS**

- . Strategic Planning Process Update – Feedback Regarding Focus Groups, Including Potential AIM Zones (PGAV Planners)
- . Update Of The Economic Development Bills That Passed During The State Legislative Session (Sallie Hemenway)

Documents:

[ED LEGISLATION PASSED 6-21.PDF](#)

**10 MINUTE BREAK**

**NEW BUSINESS, CONTINUED**

- . St. Louis Regional Freightway Presentation (Mary Lamie)
- . MoDOT Presentation Regarding The State's Multimodal Program (Cheryl Ball)
- . MoDOT Presentation Regarding Multimodal Efforts Relating To St. Charles County (Andy Tuerck)
- . Update On Potential Upcoming Business Attractions Within St. Charles County (Scott Drachnik)

**ANNOUNCEMENTS/MISCELLANEOUS**

- . Discussion Regarding Summer Vacation Schedules And Board Member's Availability For Upcoming Meetings (Don Boehmer)

**AGENDA SUGGESTIONS FOR NEXT MEETING - JULY 8, 2021**

**MEETING ADJOURNMENT**

## MINUTES OF REGULAR MEETING

### ST. CHARLES COUNTY PORT AUTHORITY BOARD

**DATE:** May 13, 2021

**TIME:** 8:00 A.M.

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

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

**MEMBERS ABSENT:** None

**SUPPORT STAFF PRESENT:** Jennifer George, Assistant Director of Administration; Rory O'Sullivan, Acting County Counselor; Mike Hurlbert, Director of Community Development; and Sheila Weiss, Recording Secretary

---

---

### CALL TO ORDER

Vice-Chair Monica Combest called the meeting to order at 8:00 a.m. and roll call was taken.

All members were present except for Tammy Holen, who arrived for the meeting around 8:40 AM.

---

---

### APPROVAL OF THE APRIL 15, 2021 MEETING MINUTES

Roger Ellis made a motion to approve the April 15, 2021 meeting minutes. The motion was seconded by Don Boehmer, and the minutes were approved by unanimous voice acclamation.

---

---

### PUBLIC COMMENTS

There were no public comments.

---

---

### OLD BUSINESS

➤ **2021 CIP Agreement Information**

As a follow-up to a question regarding the types of projects that are being funded by MoDOT's Port Capital Improvement Program (CIP), Mike Hurlbert distributed a list showing projects that are using 2021 funding for projects related to port development and infrastructure. These projects consist of such things as docks and dock repairs, land acquisitions, road construction, grain storage bins, port improvement projects, and any other transportation related items.

---

---

## NEW BUSINESS

- **Strategic Planning Process Update - Presentation of draft of existing conditions review, discussion regarding the organization of focus groups, and a preliminary review of potential AIM Zones**

Christie Voelker, Project Manager for Steadfast city, did a presentation for the Port Authority board regarding the current demographics and different types of employment within St. Charles County.

The presentation was followed by questions from the board members.

Andy Struckhoff with PGAV stated they plan to organize some focus groups over the next few weeks to discuss identifying potential AIM Zones within St. Charles County, and they would invite the board members to attend those focus group meetings if they are able to do so.

- 
- 
- **Incentives Programs General Overview and Presentation**

Mark Grimm, Vice Chairman and Director of GilmoreBell, did a presentation and overview of Federal, state, and local forms of funding relating to economic development.

The presentation was followed by questions from the board members.

- 
- 
- **Port Improvement Districts (PID's) Overview**

Sallie Hemenway with Nexus Group did a presentation and overview of Port Improvement Districts and the process required for their formation.

The presentation was followed by questions from the board members.

- 
- 
- **Follow up from EDC Roundtable Meeting (4/26/2021) with PGAV**

Mike Hurlbert stated that the EDC Roundtable meeting is a monthly collaboration between local developers, utility companies, city leaders, and other agencies within St. Charles County to assist with communication regarding economic development efforts taking place throughout the county. During the April 26, 2021 meeting, PGAV provided an overview of the Port Authority's mission and strategic planning process.

---

---

## ANNOUNCEMENTS/MISCELLANEOUS

- Don Boehmer reminded the board members that they are required to file their personal disclosure forms with the Missouri Ethics Commission by May 1, 2021.
- Roger Ellis suggested that if anyone has a vacation scheduled for this summer that will cause them to miss a Port Authority meeting, they may want to inform the rest of the board members now so that they can assure that there will be a quorum for the meetings.

Ken Dobbins asked if board members have the option to attend the meetings virtually if they are out of town.

Don Boehmer responded that additional County staff members are required any time that a meeting is held virtually, which incurs additional costs to the Port Authority. Therefore, virtual attendance will only be an option when there would otherwise not be a quorum of board members available to attend a meeting.

Monica Combest asked if there is any way that board members could dial in to the meeting if they are unable to be present.

Jennifer George responded that this meeting room does not have great audio technology and would not likely allow for someone to call in and be able to hear everything that was being said in the room. We could possibly try to make sure that they would be able to hear the person with the microphone and the Chairperson.

---

---

### **AGENDA SUGGESTIONS FOR NEXT MEETING – JUNE 10, 2021**

Don Boehmer stated that John Greifzu is arranging for MoDOT to do a presentation during the June 10, 2021 Port Authority meeting regarding Multimodal efforts relating to St. Charles County, and PGAV will be discussing focus groups and identifying potential AIM Zones. If anyone has any suggestions for additional items that they would like to see on the next meeting agenda, he asked that they send them to either himself or Monica.

---

---

### **MEETING ADJOURNMENT**

Vice-Chair Monica Combest asked for a motion to adjourn the regular meeting. The motion was made by Roger Ellis and was seconded by Ken Dobbins. The meeting was adjourned at 10:51 AM.

---

Respectfully submitted by:

\_\_\_\_\_  
Don Boehmer, Chairperson

\_\_\_\_\_  
Date

## ECONOMIC DEVELOPMENT RELATED LEGISLATION PASSED THIS SESSION

### **PASSED: AIM Zones**

**SB-5**, sponsored by Sen. Lincoln Hough, extended the Advanced Industrial Manufacturing Zones program to 2030.

### **PASSED: ESAs**

Speaker of the House Rob Vescovo and Senate Majority Floor Leader Caleb Rowden declared school choice their top priority for the 2021 legislative session. As such, they, along with Rep. Christofanelli and Sen. Koenig, worked very hard to get **HB 349** to the Governor's desk. The bill creates a tax credit funded scholarship account that allows low-income children to go to a school of their choice. As part of a negotiation to get the bill across the finish line, the program was reduced from a \$50 million cap to a program with a \$25 million cap.

### **PASSED: Gas Tax**

The General Assembly increased the motor fuel tax, without putting it to a public vote, for the since 1993. **SB 262** will increase the gas tax in Missouri by 2.5 cents a year for five years. The 12.5 cent increase will bring the total gas tax to 29.5 cents by the year 2026. This bill was the top priority of Senate President Pro Tem Dave Schatz and championed by Gov. Parson.

### **PASSED: PDMP**

Senator Holly Rehder's **SB 63** creates a Prescription Drug Monitoring Program for the entire state. Missouri has been the only state without a PDMP since 2017.

### **PASSED: Wayfair**

Missouri now becomes the last of the 45 states with a state-level sales tax to enact a law requiring the collection of sales taxes for online purchase. Sen. Andrew Koenig masterfully solved the problem of how the new revenues would be spent with **SB 153**. Missouri's personal income tax is currently 5.4% and it is in a phase down that will stop at 5.1%. This bill will add another 0.1% reduction in two years and add two more 0.1% reductions on the back end of the phase-down. So the tax will ultimately be 4.8%. To appease the Democrats, the bill also creates an earned income tax credit. Cities that have already adopted a use tax will not have to do so once if they wish to collect online sales taxes, but they will have to publicly notify their citizens of the change before they begin collecting the new taxes.

### **PASSED: Utility Securitization**

**HB 734** will allow investor-owned utility companies (IOUs) to responsibly reinvest in the grid. The legislation, referred to as "securitization," will allow IOUs to recover costs of investments on assets that are ready for retirement. IOUs will be allowed to refinance the unrecovered portion of the asset at a low interest rate, thus saving customers money on their monthly bills. When the utility gets back the money invested in the now-retired plant it can then redeploy the capital into other needs.

### **PASSED: MO Works**

Sen. Dan Hegeman's **SB 2** will allow part-time jobs at qualified military projects to qualify for incentives under the Missouri Works program. This bill was spurred because of a potential expansion at the Rosecrans Air National Guard Base in St. Joseph.

### **PASSED: TIF Reform**

**SB 153** contains Sen. Andrew Koenig's tax increment financing reform language. This bill will restrict the definition of "blight" and further limit the use of TIFs in flood plains, except in flood plains within Jackson, Platte, Clay, or Cole counties, or the cities of Springfield, St. Joseph, or Hannibal. The bill will also require the use of a county-wide TIF commission in Cass County.

### **PASSED: CID Reform**

**SB 153** contains language that will increase oversight and restrict the use of Community Improvement Districts, including limiting their use to 21 years. The proposal that would have required a city-wide vote to approve the sales taxes associated with TDDs and CIDs did not pass.