

Heartland Port Authority of Central Missouri
Board of Commissioners

Jefferson City Area Chamber of Commerce

Tuesday, January 21, 2020

7:30am

Tentative Agenda

1. Roll Call
2. Approval of Agenda
3. Installation of New Board Members
 - 3.1. Execution of Oath of Office
4. Approve Minutes
5. Public Comment
6. Old Business
 - 6.1. MASBDA Grant – Bonnot
 - 6.2. Legislation for Land Conveyance HB 1330/SB 585– Mihalevich
7. New Business
 - 7.1. Election of Officers– Mihalevich
 - 7.2 Agreement for Professional Services– Mihalevich
8. Staff Report
9. Commissioners Reports & Invited Guests
10. Adjournment

Next Meeting Tuesday, February 18 - 7:30am

MINUTES

Heartland Port Authority of Central Missouri

Board of Commissioners Meeting
Tuesday, November 19, 2019 7:30am.
Arthur P. Grimshaw Board Room

PRESENT:

BOARD:

Calvin Broughton	Kris Scheperle
Roger Fischer	Roger Schwartze
Jim Jordan	Hank Stratman
Rick Mihalevich	Gary Wheeler

ABSENT:

Doug Mertens

STAFF:

Missy Bonnot, Duane Schreimann

GUESTS:

Jeff Haldiman, News Tribune; Tim Sperfslage, Barr Engineering, Jeff Naught, Naught-Naught Insurance, Rudy Viet, Mo House of Representatives

REGULAR BUSINESS:

1. **Roll Call:** Missy Bonnot

2. **Approval of Agenda:** Chairman Mihalevich

3. **Approve Minutes:** Chairman Mihalevich
Roger Schwartz made a motion to approve and Roger Fischer. Motion passed.

4. **Public Comments:** Chairman Mihalevich
No public comments

5. **Old Business:** Chairman Mihalevich

5.1 MASBDA Grant - Missy reported the subcommittee has met with Decision Innovation Solutions who will be providing a Comprehensive Market Study and Detailed Business Model. DIS has identified over 2,000 companies in an approximately 30 county area around and including Cole County that could potentially utilize the Port. Surveys are coming in slowly and the group thought we would get a better response rate if we reached out to the Top 20 companies. The Board decided to have a subcommittee that would review the 3,200-company listing to identify the companies. The subcommittee will be Roger Schwartze, Kris Scheperle, Calvin Broughton and Roger Fischer. They will meet on November 20th at 7:30am at the Cole County Commission office.

DIS also is requesting an extension by 2 weeks to complete the project. Roger Fischer made the motion to extend the deadline by two weeks and hank Stratman seconded. Motion passed.

5.2 Missouri River Port Tours – Rick reported a group toured 2 ports on November 5. The two ports were New Brunswick and Boonville. Rick presented visuals of both ports and briefed the group.

5.3. Sunshine Policy – Rick reported we need to have a sunshine policy in place and a draft policy was presented. Jim Jordan made a motion to adopt the Sunshine Policy and Roger Schwartze seconded. Motion passed.

5.4. Pre-filed Legislation for Land Conveyance – Rick reported we will once again work towards the State of Missouri to convey the proposed 116-acre site through legislation. Representative Veit reported he doesn't anticipate any road blocks and is optimistic it will pass this session. Roger Fischer made a motion to support the land conveyance legislation. Jim Jordan seconded. Motion passed.

6. New Business: Chairman Mihalevich

6.1 Rick Mihalevich mentioned he and Roger Fischer were invited to attend two meetings in Jefferson City. One was a presentation that American Patriot Holdings presented on containerization. The other meeting was on the levy-L142. We also have three Board members that have completed their 1-year term – Mertens (Callaway), Wheeler (Cole), Schwartze (City). The 3 entities will need to identify new Board members.

7. Staff Report:

7.1 MPAA Meeting-Missy reported she attended the MPAA meeting in St. Louis on September 30. MPAA discussed hiring a lobbying firm, Stateline Strategies based in Kansas City, and will be contracting with them for \$15,000. Some of the ports provided funding of approximately \$20,700. The Board discussed the possibility of making a contribution, as well. Jim Jordan made the motion for Callaway County, Cole County and the City of Jefferson to contribute \$500 a piece for a total of \$1,500 to show good faith effort in the lobbying efforts. Kris Scheperle seconded. Motion passed.

8. Commissioners Reports and Invited Guests:

8.1 Commissioner Reports-Roger Fischer reported two meetings with American Patriot Holdings in Jefferson City-the first meeting took place at MoDOT and the seconded meeting at Mo Corn Growers. The presentation included an update on containerized vessels.

9. Adjournment: Chairman Mihalevich
Mihalevich adjourned the meeting.

Next meeting Tuesday, December 17th.

Minutes submitted by: _____

Missy Bonnot, Director of Economic Development
Jefferson City Area Chamber of Commerce

MASBDA Grant Report
Heartland Port Authority of Central Missouri
January 9, 2020
Grant Agreement #20-601

Phase I (Market Study) is essentially complete.

The Heartland Port Authority of Central Missouri continues the work with Decision Innovation Consulting (DIS) based in Urbandale, IA and Mercator International, based in Kirkland, WA.

Since the last report in November, the Heartland Port Authority Subcommittee has met twice with DIS. We continue to be about two weeks behind schedule but are confident the timing of the final product will be on schedule, which is the end of February 2020.

The survey of companies was originally to have been in eleven counties; however, to ensure good representation, the number of counties in the study area was expanded to 24. An electronic survey was administered and then followed up with attempts to connect with respondents by phone. Approximately 73 surveys were completed. The original list was reviewed by all stakeholders and approximately 22 additional “high value” respondents were identified. These respondents are being reached out to by stakeholders and DIS. The survey will be closed by the middle of January.

Secondary source data was secured to enhance the primary data collected from the survey. Sources include the U.S. Census Bureau, IMPLAN data (data used to support economic impact modeling software) and APHIS data, which provides forestry product exports. Results from the “Commodity Flow” study were also used to inform the estimation of commodities likely to flow to the proposed port. 30-year projections, by good, were created to assist in the development of the “right sizing” of the port in Jefferson City, MO.

Phase 2: Preliminary assessment of the financial feasibility of the Project.

The objective of this phase is to develop a detailed business model for the port that includes a preliminary, but comprehensive, analysis of the potential financial viability of the project.

A key component of this study will be to identify commodity markets and understand how commodities, manufactured goods and raw materials flow from producers to markets. The model to handle this portion of the analysis is now being build by Mercator International. Within the next one to two weeks, the data provided by DIS will be loaded into the model and likely flows will be estimated. These flows will be used to “right size” the port. 30-year projections, by good, will also be accounted for to ensure proper current and expected sizing of the port.

We anticipate Phase 2 to be completed end of February 2020.

Respectfully Submitted:

Missy Bonnot

SECOND REGULAR SESSION

SENATE BILL NO. 585

100TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR BERNSKOETTER.

Pre-filed December 1, 2019, and ordered printed.

ADRIANE D. CROUSE, Secretary.

3594S.01I

AN ACT

To authorize the conveyance of certain state property.

Be it enacted by the General Assembly of the State of Missouri, as follows:

Section 1. 1. The governor is hereby authorized and empowered
2 to sell, transfer, grant, convey, remise, release, and forever quitclaim
3 all interest of the state of Missouri in property located in Cole County,
4 Missouri, to the Heartland Port Authority of Central Missouri. The
5 property to be conveyed is more particularly described as follows:

6 Part U.S. PRIVATE SURVEY NO. 2616 including a part of
7 LOTS 3 and 4 and part the area designated as Sand Bar on
8 the Plat of Subdivision, Ewing Farm, per plat of record in
9 Plat Book 1, page 69, Cole County Recorder's Office, being
10 situated in said U.S. PRIVATE SURVEY NO. 2616, Township
11 44 North, Range 10 West, Cole County, Missouri, more
12 particularly described as follows:

13 From the northwest corner of the Northeast Fractional
14 Quarter of Section 20, Township 44 North, Range 10 West;
15 thence S2°22'44"W, along the Quarter Section Line, 1162.70
16 feet; thence N87°37'16"W, on direct line, 2452.07 feet to the
17 northeasterly corner of the property described by deed of
18 record in Book 460, page 169, Cole County Recorder's
19 Office; thence S74°30'25"W along the northerly boundary of
20 said property described in Book 460, page 169, 198.43 feet
21 to the POINT OF BEGINNING for this description; thence
22 continuing along the boundary of said property described
23 in Book 460, page 169 the following courses: S74°30'25"W,
24 973.89 feet; thence S16°54'16"E, 507.55 feet; thence

SECOND REGULAR SESSION

HOUSE BILL NO. 1330

100TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE VEIT.

3074H.011

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To authorize the conveyance of certain state property.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section 1. 1. The governor is hereby authorized and empowered to sell, transfer, grant, convey, remise, release, and forever quitclaim all interest of the state of Missouri in property located in Cole County, Missouri, to the Heartland Port Authority of Central Missouri. The property to be conveyed is more particularly described as follows:

Part U.S. PRIVATE SURVEY NO. 2616 including a part of LOTS 3 and 4 and part the area designated as Sand Bar on the Plat of Subdivision, Ewing Farm, per plat of record in Plat Book 1, page 69, Cole County Recorder's Office, being situated in said U.S. PRIVATE SURVEY NO. 2616, Township 44 North, Range 10 West, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Northeast Fractional Quarter of Section 20, Township 44 North, Range 10 West; thence S2°22'44"W, along the Quarter Section Line, 1162.70 feet; thence N87°37'16"W, on direct line, 2452.07 feet to the northeasterly corner of the property described by deed of record in Book 460, page 169, Cole County Recorder's Office; thence S74°30'25"W along the northerly boundary of said property described in Book 460, page 169, 198.43 feet to the POINT OF BEGINNING for this description; thence continuing along the boundary of said property described in Book 460, page 169 the following courses: S74°30'25"W, 973.89 feet; thence S16°54'16"E, 507.55 feet; thence S7°50'42"E, 86.00 feet; thence

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in bold-face type in the above bill is proposed language.

21 leaving the boundary of said property described in Book 460, page 169,
22 S88°51'47"W, 758.00 feet; thence S4°29'17"E, 766.46 feet to a point 50 feet
23 northerly from, measured at right angles to the center of an existing
24 roadway, known as No More Victims Road; thence westerly, parallel to the
25 center of said roadway, the following courses: N86°59'30"W, 480.89 feet;
26 thence, on a curve to the right, having a radius of 1258.73 feet, an arc
27 distance of 172.85 feet (the chord of said curve being N83°03'27"W, 172.72
28 feet); thence, on a curve to the left, having a radius of 1087.38 feet, an arc
29 distance of 194.86 feet (the chord of said curve being N84°15'26"W, 194.60
30 feet); thence N89°23'27"W, 14.08 feet; thence leaving said parallel line,
31 N23°37'34"E, 544.20 feet; thence N3°51'51"E, 2512.45 feet, to a point on the
32 southerly high bank of the Missouri River; thence continuing easterly along
33 the said southerly high bank of the Missouri River the following courses:
34 N87°18'29"E, 96.47 feet; thence S88°20'06"E, 123.50 feet; thence
35 N71°28'05"E, 34.80 feet; thence S89°52'27"E, 97.36 feet; thence
36 N86°05'47"E, 71.36 feet; thence N81 °27'04"E, 96.93 feet; thence
37 S77°57'35"E, 54.54 feet; thence S37°42'55"E, 51.38 feet; thence
38 N89°54'43"E, 17.99 feet; thence N14°37'35"E, 57.63 feet; thence
39 S85°58'53"E, 91.33 feet; thence N78°13'33"E, 121.85 feet; thence
40 N87°21'39"E, 303.95 feet; thence N85°25'32"E, 213.61 feet; thence
41 S51°13'29"E, 16.59 feet; thence N67°29'52"E, 127.39 feet; thence
42 N78°46'34"E, 47.36 feet; thence N68°47'51"E, 184.29 feet; thence
43 N79°10'13"E, 110.57 feet; thence N82°13'29"E, 135.81 feet; thence
44 N73°05'08"E, 71.69 feet; thence N65°24'55"E, 73.93 feet; thence
45 N60°00'41"E, 92.56 feet; thence N80°46'44"E, 67.85 feet; thence
46 N69°53'55"E, 89.88 feet; thence leaving said southerly high bank of the
47 Missouri River, S5°50'18"W, 1474.74 feet; thence N69°52'27"W, 90.00 feet;
48 thence S18°51'43"W, 425.00 feet to the POINT OF BEGINNING.
49 TOGETHER WITH the area between the southerly waters edge of the
50 Missouri River and the southerly high bank of the Missouri River described
51 above.

52 2. The commissioner of administration shall set the terms and conditions for the
53 conveyance as the commissioner deems reasonable. Such terms and conditions may
54 include, but not be limited to, the number of appraisals required and the time, place, and
55 terms of the conveyance.

56 3. The attorney general shall approve the form of the instrument of conveyance.

Section 2. 1. The governor is hereby authorized and empowered to sell, transfer, grant, or convey an easement over, on, or under property located in Cole County, Missouri, to the Heartland Port Authority of Central Missouri. The easement is more particularly described as follows:

Along with the right of ingress and egress over a strip of ground for an existing roadway known as No More Victims Road in Lots 2 & 3 of the Plat of Subdivision, Ewing Farm, as per plat of record in Plat Book 1, page 69, Cole County Recorder's Office, being situated in U.S. PRIVATE SURVEY NO. 2616 and in Fractional Section 19, Township 44 North, Range 10 West, more particularly described as follows:

From the northwest corner of the Northeast Fractional Quarter of Section 20 Township 44 North, Range 10 West; thence $S2^{\circ}22'44''W$, along the Quarter Section Line, 1162.70 feet; thence $N87^{\circ}37'16''W$, on direct line, 2452.07 feet to the northeasterly corner of the property described by deed of record in Book 460, page 169, Cole County Recorder's Office; thence, along the boundary of said property described in Book 460, page 169, the following courses: $S74^{\circ}30'25''W$, 1172.32 feet; thence $S16^{\circ}54'16''E$, 507.55 feet; thence $S7^{\circ}50'42''E$, 86.00 feet; thence leaving the boundary of said property described in Book 460, page 169, $S88^{\circ}51'47''W$, 758.00 feet; thence $S4^{\circ}29'17''E$, 766.46 feet to a point 50 feet northerly of, measured at right angles to the center of an existing roadway, known as No More Victims Road and being the POINT OF BEGINNING for this description; thence $S3^{\circ}00'30''W$, 100.00 feet to a point 50 feet southerly from, measured at right angles to the center of said roadway; thence westerly, parallel to the center of said roadway, the following courses: $N86^{\circ}59'30''W$, 480.89 feet; thence, on a curve to the right, having a radius of 1358.73 feet, an arc distance of 186.58 feet (the chord of said curve being $N83^{\circ}03'27''W$, 186.44 feet); thence, on a curve to the left, having a radius of 987.38 feet, an arc distance of 176.94 feet (the chord of said curve being $N84^{\circ}15'26''W$, 176.70 feet); thence $N89^{\circ}23'27''W$, 98.75 feet; thence, on a curve to the left, having a radius of 3336.96 feet, an arc distance of 344.53 feet (the chord of said curve being $S87^{\circ}39'05''W$, 344.37 feet); thence $S84^{\circ}41'37''W$, 154.13 feet; thence on a curve to the left, having a radius of 1628.82 feet, an arc distance of 96.99 feet (the chord of said curve being $S82^{\circ}59'15''W$, 96.98 feet) thence $S81^{\circ}16'54''W$, 260.95 feet; thence on a curve to the right, having a radius of 7773.26 feet, an arc distance of 362.27 feet (the chord of said curve being

37 S82°37'00"W, 362.23 feet); thence S83°57'07"W, 172.61 feet; thence on a
38 curve to the right, having a radius of 1939.04 feet, an arc distance of 123.13
39 feet (the chord of said curve being S85°46'16"W, 123.11 feet); thence
40 S87°35'25"W, 305.56 feet; thence on a curve to the right, having a radius of
41 2266.43 feet, an arc distance of 579.68 feet (the chord of said curve being
42 N85°04'58"W, 578.10 feet); thence N77°45'21"W, 297.61 feet; thence leaving
43 the aforesaid parallel line, S16°55'27"W, 47.95 feet to a point on the
44 northerly line of the Missouri Pacific Railroad right-of-way; thence westerly,
45 along the northerly line of said railroad right-of-way, on a curve to the right,
46 having a radius of 2745.07 feet, an arc distance of 100.01 feet (the chord of
47 said curve being N72°06'07"W, 100.00 feet) to a point on the Range Line,
48 being westerly line of the aforesaid Fractional Section 19, Township 44
49 North, Range 10 West; thence N2°46'47"E, along the Range Line, 139.85
50 feet to a point 50 feet northerly of, measured at right angles to the center of
51 the aforesaid roadway known as No More Victims Road; thence easterly,
52 parallel to the center of said roadway, the following courses: S77°45'21 "E,
53 424.03 feet; thence on a curve to the left, having a radius of 2166.43 feet, an
54 arc distance of 554.10 feet (the chord of said curve being S85°04'58"E,
55 552.59 feet); thence N87°35'25"E, 305.56 feet; thence on a curve to the left,
56 having a radius of 1839.04 feet, an arc distance of 116.78 feet (the chord of
57 said curve being N85°46'16"E, 116.76 feet); thence N83°57'07"E, 172.61
58 feet; thence on a curve to the left, having a radius of 7673.26 feet, an arc
59 distance of 357.60 feet (the chord of said curve being N82°37'00"E, 357.57
60 feet); thence N81°16'54"E, 260.95 feet; thence on a curve to the right, having
61 a radius of 1728.82 feet, an arc distance of 102.95 feet (the chord of said
62 curve being N82°59'15"E, 102.93 feet); thence N84°41'37"E, 154.13 feet;
63 thence on a curve to the right, having a radius of 3436.96 feet, an arc
64 distance of 354.85 feet (the chord of said curve being N87°39'05"E, 354.69
65 feet); thence S89°23'27"E, 84.67 feet; thence continuing S89°23'27"E, 14.08
66 feet; thence on a curve to the right, having a radius of 1087.38 feet, an arc
67 distance of 194.86 feet (the chord of said curve being S84°15'26"E, 194.60
68 feet); thence on a curve to the left, having a radius of 1258.73 feet, an arc
69 distance of 172.85 feet (the chord of said curve being S83°03'27"E, 172.72
70 feet); thence S86°59'30"E, 480.89 feet to the POINT OF BEGINNING.

71 2. The commissioner of administration shall set the terms and conditions for the
72 conveyance as the commissioner deems reasonable. Such terms and conditions may

73 **include, but not be limited to, the number of appraisals required and the time, place, and**
74 **terms of the conveyance.**

75 **3. The attorney general shall approve the form of the instrument of conveyance.**

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**Heartland Port Authority of Central Missouri
Board of Commissioners
2020**

Name	Entity	Title	Term	Term expires	Address	City	State	Zip	Phone	Email
Roger Fischer	Callaway	Callaway County Western District Commissioner	3	1/31/2021	4400 State Road KK	Fulton	MO	65251	220-1958	rfischer@callawaycounty.org
Hank Stratman	Callaway	MG (Retired), US Army	2	1/31/2020	2692 State Route AA	Holts Summit	MO	65043	230-5269	HWStratman@Yahoo.com
Thomas Woods	Callaway	Retired,	3	1/31/2022	367 County Road 394	Hartsburg	MO	65039	690-4271	oldgardener1949@gmail.com
Rick Mihalevich	City	Jefferson City Councilman	3	1/31/2021	1704 Delta Place	Jefferson City	MO	65109	690-3545	rick.mihalevich@gmail.com
Jim Jordan	City	Real Estate Developer/Consultant	2	1/31/2020	825 Shanon Dale Court	Jefferson City	MO	65109	690-0132	jjordan@prcoinc.com
Ann Pardalos	City	Missouri Department of Economic Development	3	1/31/2022	621C Hobbs Court	Jefferson City	MO	65109	694-8984	ann.pardalos@ded.mo.gov
Kris Scheperle	Cole	Cole County Western District Commissioner	3	1/31/2021	5024 Route C	Lohman	MO	65053	257-3421	kscheperle@colecouny.org
Calvin Broughton	Cole	Retired, Military	2	1/31/2020	5406 Henwick Lane	Jefferson City	MO	65109	619-5234	calvinbroughton8@mchsi.com
Jeff Naught	Cole	Naught-Naught Insurance	3	1/31/2022	1212 Elmerine Ave	Jefferson City	MO	65101	680-2057	jnaught@naught-naught.com

**HEARTLAND PORT AUTHORITY
OF CENTRAL MISSOURI**

OATH OF OFFICE OF BOARD COMMISSIONERS MEMBER

STATE OF MISSOURI)
) ss.
COUNTY OF COLE)

Pursuant to Article VII, Section 1 1 of the Missouri Constitution, I do solemnly swear that I will support the Constitution of the United States and the State of Missouri and demean myself faithfully in Office.

Name of Commissioner

Subscribed and sworn to before me this ____ day of _____, 2020.

Notary Public

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES contract, hereinafter referred to as "Agreement", made and entered into this 28th day of November, 2018, by and between the HEARTLAND PORT AUTHORITY OF CENTRAL MISSOURI, a political subdivision of the State of Missouri, hereinafter referred to as "Port Authority" and THE JEFFERSON CITY AREA CHAMBER OF COMMERCE, a not-for-profit organization registered in the State of Missouri, hereinafter referred to as the "Chamber of Commerce". WHEREAS, the PORT AUTHORITY is a political subdivision of the State of Missouri and has the power and authority to enter into contracts, and; WHEREAS, the JEFFERSON CITY AREA CHAMBER OF COMMERCE is a not-for-profit organization registered in the State of Missouri, and has the power and authority to enter into contracts,

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES AND AGREEMENTS HEREIN SET FORTH, THE PARTIES HEREBY AGREE AS FOLLOWS:

For the period of January 1, 2019 to December 31, 2019 and on a month to month basis thereafter until such time as a new agreement is negotiated, the Port Authority hereby retains the professional services of the Chamber of Commerce under the terms and conditions hereof;

SERVICES TO BE PROVIDED BY CHAMBER OF COMMERCE

- Provide implementation services as they relate to the Port Authority's planned development in conjunction and in cooperation with all other appropriate parties;
- Complete all administrative tasks as required by the Missouri Department of Transportation (MoDOT) administrative grant-in-aid;
- Complete and compile all documentation necessary for application to MoDOT for the administrative grant-in-aid;
- Record and maintain all financial transactions for the Port Authority;
- Prepare and administer any appropriate grant, loan applications and awards as they relate to the implementation of the Port Authority's planned development;
- Work as a liaison on behalf of the Port Authority in gaining the necessary information and support for port development from community officials, area business groups and all other appropriate parties;
- Provide marketing assistance to support business attraction efforts, to include soliciting letters of interest and/or intent as a priority

- Coordinate activities with and provide support to the Port operator, and/or tenants of the Port facility;
- Assist in land acquisition negotiations when needed;
- Negotiate costs on behalf of the Port Authority for all other services rendered;
- Other support to promote the mission of the Heartland Port Authority of Central Missouri.
- Such other services as the parties may agree.

COST OF SERVICES

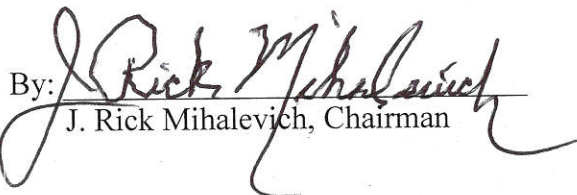
In consideration of the above services, the Port Authority agrees, subject to the availability of grant funds, to pay as compensation to the Chamber of Commerce the sum of twenty-five thousand dollars (\$25,000.00) per year. Such payments to be made in one annual payment on July 15, 2019. At the request of the Port Authority, the Chamber of Commerce shall provide an annual report no later than 60 days after conclusion of the Agreement on activities and services pertaining to the compensation pay under this Agreement.

CHANGES IN AGREEMENT


This Agreement may be altered or amended by written consent by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement or caused this Agreement to be executed by their respective officers thereunto duly authorized as of the 28th Day of November, 2018.

HEARTLAND PORT AUTHORITY OF CENTRAL MISSOURI

By: 
J. Rick Mihalevich, Chairman

JEFFERSON CITY AREA CHAMBER OF COMMERCE

By: 
Randall G. Allen, President and CEO