

Heartland Port Authority of Central Missouri
Board of Commissioners
Jefferson City Area Chamber of Commerce

Thursday, August 19, 2021

11:00am

Join Zoom Meeting

<https://us02web.zoom.us/j/88582581839?pwd=UUU3MEdaMGpNRVFOVWpYeXg1RmFrUT09>

Meeting ID: 885 8258 1839

Passcode: 886769

Tentative Agenda

1. Roll Call
2. Approval of Agenda
3. Approve Minutes
4. Public Comment
5. Old Business
 - 5.1. Update from Barr Engineering – Craig Bunger and Ty Morris
 - 5.2. Administrative Agreement for Services – Roger Fischer
6. New Business
7. Staff Report
8. Commissioners Reports & Invited Guests
9. Adjournment

Next Meeting Thursday, September 16 – 11:00am

Board of Commissioners Meeting
Thursday, July 15, 2021 11:00am.
Arthur P. Grimshaw Board Room

PRESENT:

BOARD:

Roger Fischer
Thomas Woods
Harry Otto
Jason Branstetter
Rick Mihalevich

EXCUSED:

Jim Jordan
David Floyd
Ann Pardalos
Jeff Naught

STAFF:

Missy Bonnot

GUESTS:

Michael Shine, News Tribune; Craig Bunger, Ty Morris, Tom McDonald, Barr Engineering and Greg Kalahan, Hanson Engineering

REGULAR BUSINESS:

1. Roll Call: Missy Bonnot

2. Approval of Agenda:

Thomas Woods made a motion to approve. Jason Branstetter seconded. Motion passed.

3. Approve Minutes:

Jason Branstetter made a motion to approve. Thomas Woods seconded. Motion passed.

4. Public Comments:

No public comments

5. Old Business:

5.1. RFQ/Contract for Engineering Services – Roger Fischer provided an brief update on the Engineering contract with Barr Engineering.

5.2. Barr Engineering Update – Craig Bunger provided an update their team have been making on the Scope of Services for Engineering Services. See Powerpoint presentation.

6. New Business:

6.1. Agreement for Administrative Services- Roger Fischer reported the Chamber of Commerce is splitting Economic Development off into a new entity Jefferson City Regional Economic Partnership. The split was finalized July 1. The HPA currently has an Agreement in

place with the Chamber to provide Administrative Services to the Port. Currently the Agreement is on a month-to-month basis. The HPA will need to decide who they would like to contract with moving forward. Harry Otto recommended the Agreement be with the new ED entity. Roger Fischer will work on drafting new Agreement and bring it to the Board at the next meeting.

7. Staff Report:

Missy Bonnot reported all the final invoices have been submitted to MoDOT and the HPA will be receiving reimbursement.

8. Commissioners Reports and Invited Guests:

9. Adjournment: Chairman Fischer

Harry Otto made a motion to Adjourn. Thomas Woods seconded.

Next meeting Thursday, August 19, 2021

Minutes submitted by: _____

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



Heartland Port Authority

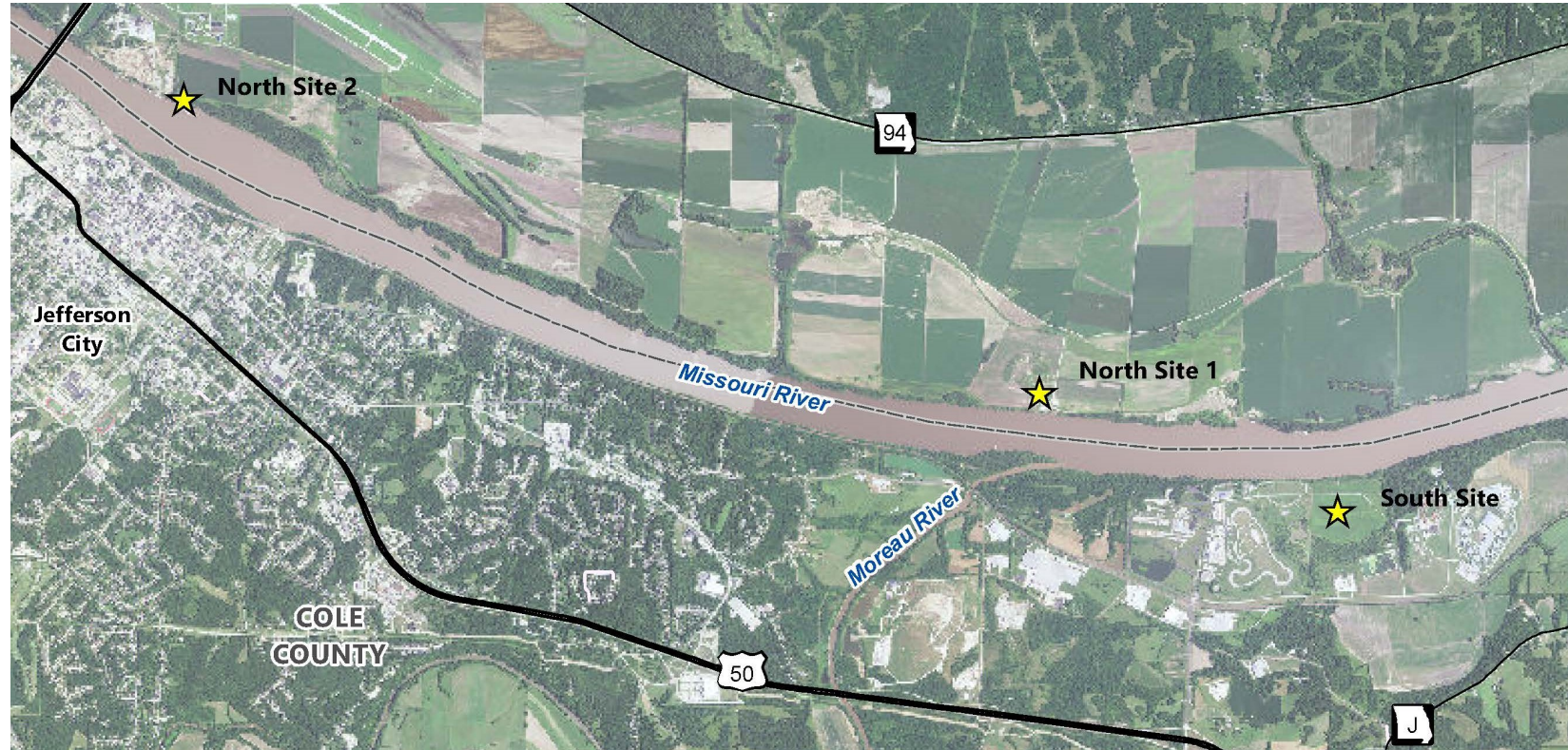
Project Summary

August 19, 2021

Outline

- Critical Issues Analysis Summary
- Design Basis Memo Summary
- Questions

Critical Issues Analysis Introduction



Critical Issues Analysis Introduction

- Project Description
 - The Project involves the development of a public port near Jefferson City, at the interface of Cole and Callaway Counties
 - South Site
 - Approximately 118 acres south of the Missouri River and accessible from No More Victims Road. Currently owned by State of Missouri
 - North Site 1
 - Approximately 22 acres north of the Missouri River and currently owned by OCCI Inc. Accessible form Highway 94.
 - North Site 2
 - Approximately 3 acres north of the Missouri River and located directly east of Capital Sand's existing sand and gravel operation
- Project Purpose and Need
 - Reduce cost and increase the efficiency of transporting goods to/from central Missouri.
 - Market feasibility study completed in 2018
 - Comprehensive market study completed in 2020

Critical Issues Analysis Executive Summary

- Intent of CIA report is to identify critical issues at each site
- South Site
 - Wetlands and cultural resources may impact permitting requirements and site use
 - Mostly in flood fringe versus floodway
- North Site 1
 - Located in floodway (impacts filling and permanent structures)
 - Existing infrastructure at site may result in a lower cost to develop than South Site
- North Site 2
 - Located in floodway (impacts filling and permanent structures)
 - Existing infrastructure on adjacent property may be beneficial
 - This site is smaller than the other two sites (3 acres), which may impact its viability if it is not incorporated into an adjacent property

Critical Issues Analysis Land Use

- Land Use Description
 - South Site is relatively undeveloped parcel east of the National Guard Training Facility
 - North Site 1 is owned by OCCI, Inc. and includes a storage area, dock, unpaved access road, and equipment that could be used for barge loading and unloading
 - North Site 2 is undeveloped with a wooded shoreline and an unpaved access road extending south from Mokane Road. This site is east of and adjacent to the existing Capital Sand operations.
- Public Lands
 - Several public lands were identified within proximity to the three sites and the Project is not anticipated to impact the use of these parks and common areas
- Zoning
 - South Site is zoned RC (Conservation District) and application for a conditional use permit will be required
 - North Site 1 is located within unincorporated Callaway County and zoning constraints do not apply
 - North Site 2 is zoned RU (Rural District) and application for a conditional use permit will be required

Critical Issues Analysis Land Use

- Land Cover Description
 - Existing land cover at each site was identified for future planning purposes
- Contamination Review
 - South Site: No on-site contamination identified during review, but two underground storage tanks were located within 0.5 mile radius
 - North Site 1: No listed sites present within a 0.5 mile radius
 - North Site 2: No on-site contamination identified during review, but several underground storage tank sites were identified within a 0.5 mile radius
- Nearby Utilities/Airports/Other Constraints
 - Several utilities may need to be analyzed prior to crossing with construction equipment
 - South Site contains a pipeline from the adjacent treatment water treatment facility and the river
 - Jefferson City Memorial Airport is located within 6 miles of each of the three proposed sites
- Site Topography
 - Data previously provided from Harbison Walker aerial survey and CMPS boundary survey
 - Topography data collected by Hanson in July 2021 to supplement previously provided data

Critical Issues Analysis Natural and Cultural Resources

- Wetlands and Waterbodies
 - South Site likely contains wetlands along the River, Rising Creek, and in other portions of the site. A field survey was completed to further define these features
 - North Site 1 likely contains wetlands along the River's edge. A field survey was completed to further define these features
 - North Site 2 likely contains wetlands along the River's edge
 - USACE will perform a jurisdictional determination on selected sites to finalize wetland locations. A real estate interest must be held in the property before requesting this determination.
- Floodplains and Floodways
 - South Site is mostly in the Flood Fringe, although portions of the River's edge and along Rising Creek are classified as Floodway
 - North Site 1 is completely in the Floodway
 - North Site 2 is completely in the Floodway
 - Floodway: Intended to remain free of permanent encroachments and development must have zero impact on regulatory flood levels or cannot affect any structures. Property owners would need to consent to any increase in flood levels whether structures are affected or not.
 - Flood Fringe: Fill and other development are permitted, provided that any structures are elevated above the 100-year flood elevation or are otherwise flood-proofed

Critical Issues Analysis Natural and Cultural Resources

- Soil Types Description
 - Silt loams were the predominant soil types identified during the review at all three sites
- Cultural Resources
 - Publicly available data review of cultural resources was performed for all three sites
 - No recorded archaeology sites within North Site 1 and North Site 2
 - Records identified showing the South Site which may require further review
- Protected Species
 - South Site: Potentially suitable roosting habitat for Northern Long-eared and Indiana Bat and suitable nesting habitat for Bald Eagle, Wood Thrush, and Red-headed Woodpecker
 - North Site 2: Potentially suitable roosting habitat for Northern Long-eared Bat and Indiana Bat and suitable nesting habitat for Bald Eagle, Wood Thrush, and Red-headed Woodpecker
 - Further review for Pallid Sturgeon is recommended for impacts to riverine habitat and water quality.
 - Contacting USFWS for Project discussion and further permitting requirements is recommended

Critical Issues Analysis Permitting Requirements

- Federal (USACE)
 - Section 10
 - Section 408 (Rivers and Harbors Act of 1899)
 - Section 404 (Clean Water Act)
- State (MDNR)
 - Air Quality
 - Water (Section 401 of the Clean Water Act)
 - Land Disturbance
- Local (FEMA and County)
 - Floodplain Ordinance, which is required for participating in the National Flood Insurance Program

Critical Issues Analysis Conclusions and Next Steps

- All Sites
 - Phase I Environmental Site Assessment
 - Title search for official boundaries and potential easements
 - Jurisdictional determination (Preliminary or Approved – PJD/AJD)
 - Develop comprehensive environmental and engineering schedule
 - Confirm whether a traffic study is required (DOT, City, and County)
 - Additional agency consultation (USACE, MDNR, USFWS, County/City)
 - Preliminary hydraulic modeling

Critical Issues Analysis Conclusions and Next Steps

- South Site
 - Confirm pipeline alignment and details
 - Apply for conditional use permit (when required)
 - Early engagement with City of Jefferson
 - Species specific surveys and consultation with USFWS and MDNR
 - Additional cultural resources review and stakeholder engagement

Critical Issues Analysis Conclusions and Next Steps

- North Site 1
 - Complete pedestrian survey for cultural resources

Critical Issues Analysis Conclusions and Next Steps

- North Site 2
 - Apply for conditional use permit (when required)
 - Early engagement with City of Jefferson
 - Species specific surveys and consultation with USFWS and MDNR
 - Additional cultural resources review and stakeholder engagement

Design Basis Memorandum (DBM) Summary

- Project Contacts
- Project Description
- Existing Site Descriptions & Constraints
- Site Concept Considerations
- Proposed Concept Plans
- Engineer's Opinions of Probable Construction Cost (OPCC)

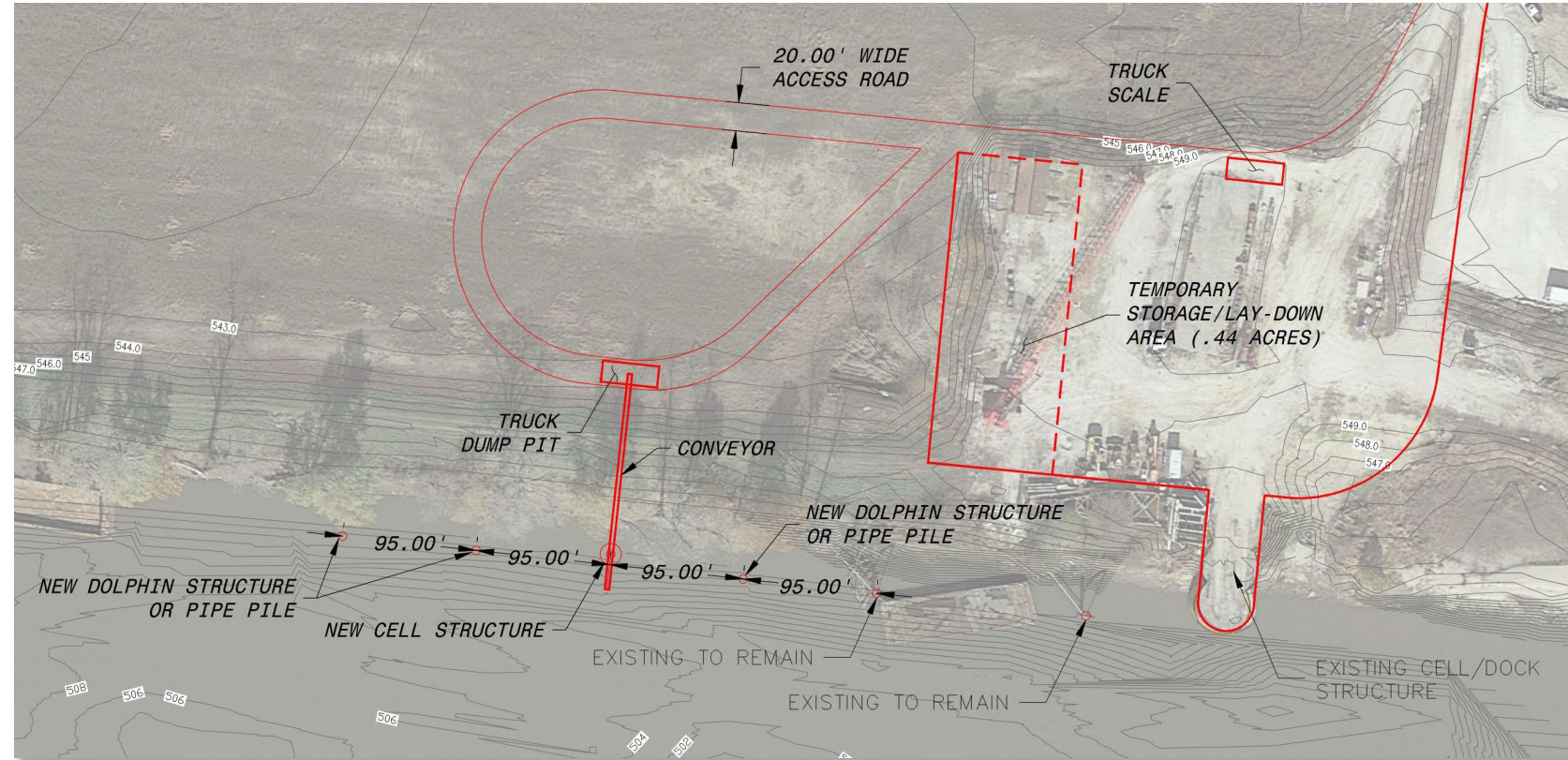
Market-Based Concept Plans

- Inbound to Jefferson City
 - Dry Bulk: 22,100 Metric Tons (MT)
 - Break Bulk: 12,500 MT
 - Containers: 1,500 lifts
- Outbound from Jefferson City
 - Agri-Bulk: 170,300 MT
 - Containers: 1,200 lifts
- All volumes near-term, annually

Phased Development Approach

- North Site 1, Phase 1
 - New small-scale agri-bulk transload facility
 - Direct truck-to-barge; no on-site storage due to floodway constraints
 - Existing dock for break-bulk &/or containers
 - Need excavator &/or crane
 - Requires agreement w/ OCCI
 - OPCC = approx. \$3.9M

North Site 1 Phase 1



Phased Development Approach

- North Site 1, Phase 2
 - Expand existing dock westward for increased break-bulk &/or container throughput capacity
 - OPCC = approx. \$3.1M

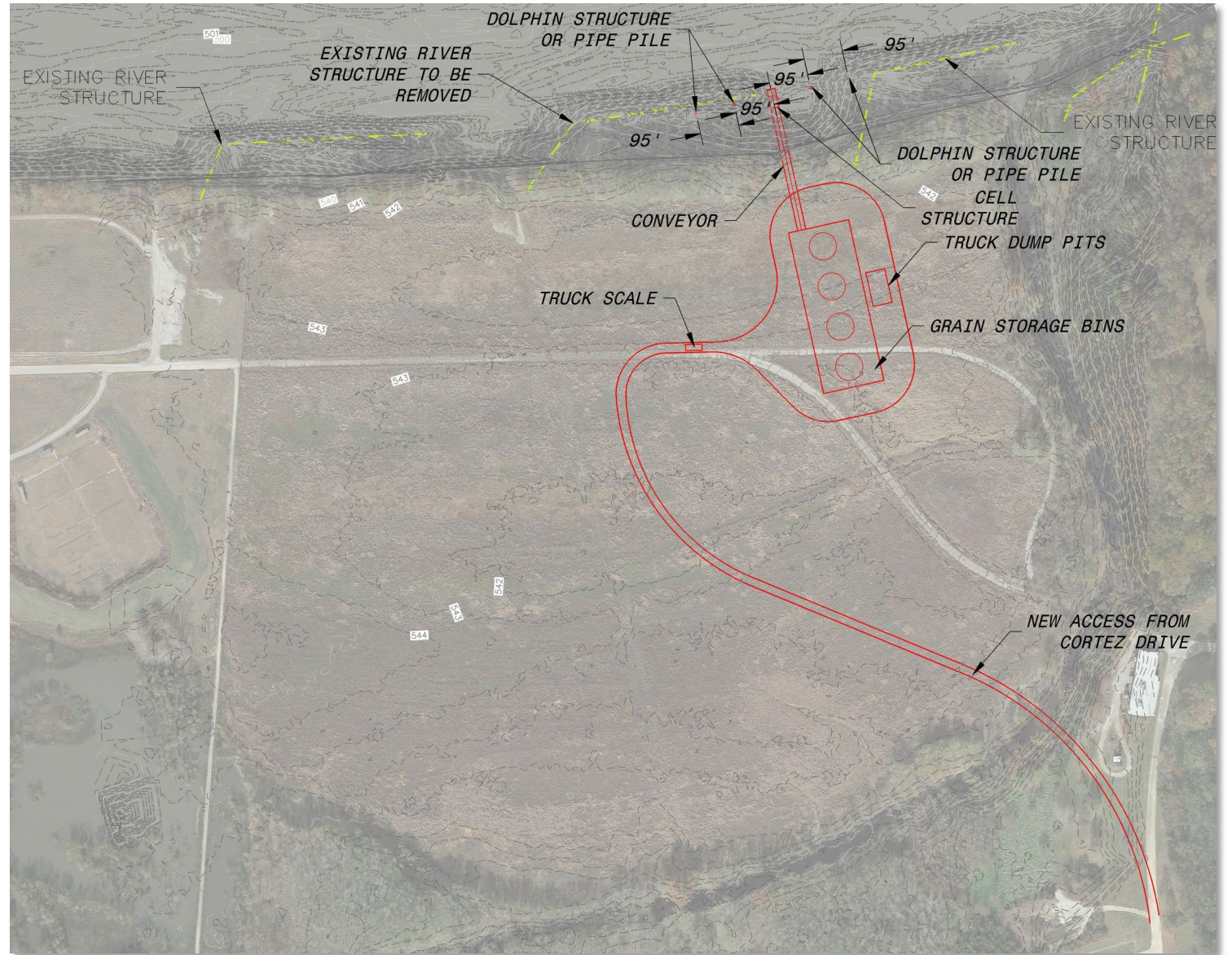
North Site 1 Phase 2



Phased Development Approach

- South Site Phase 1
 - New access road
 - New large-scale agri-bulk transload facility (truck to barge)
 - Includes grain storage bins; not likely feasible at North Site
 - Requires site acquisition/agreement
 - Removal of dike (first of two to be removed)
 - No OPCC

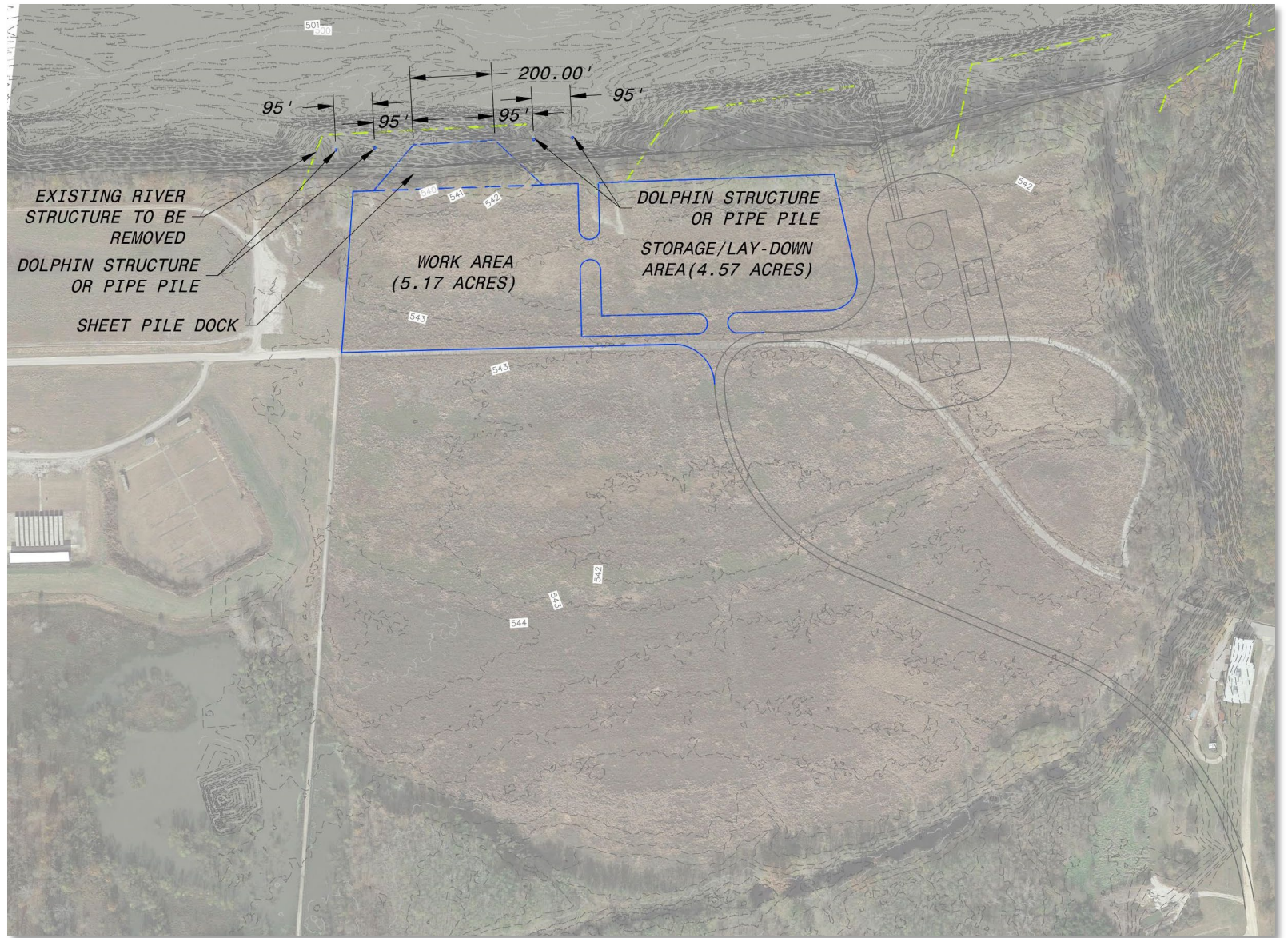
South Site Phase 1



Phased Development Approach

- South Site Phase 2
 - Extend access road
 - New sheet pile dock for break-bulk &/or containers
 - Need excavator &/or crane
 - New aggregate storage/lay-down area
 - Removal of dike (second of two to be removed)
 - No OPCC

South Site Phase 2



Questions

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES contract, hereinafter referred to as “Agreement”, made and entered into this _____ day of _____, 2021, 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 REGIONAL ECONOMIC PARTNERSHIP, a not-for-profit organization registered in the State of Missouri, hereinafter referred to as the “JCREP”. 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 REGIONAL ECONOMIC PARTNERSHIP 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 July 1, 2021 to June 30, 2022 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 JCREP under the terms and conditions hereof;

SERVICES TO BE PROVIDED BY THE JEFFERSON CITY REGIONAL ECONOMIC PARTNERSHIP

- 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 JCREP the sum of twenty-five thousand dollars (\$25,000.00) per year. Such payments to be made in one annual payment on December 31, 2021. At the request of the Port Authority, the JCREP 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 of caused this Agreement to be executed by their respective officers thereunto duly authorized as of the _____ of _____, 2021.

HEARTLAND PORT AUTHORITY OF CENTRAL MISSOURI

By: _____
 Roger Fischer, Chairman

JEFFERSON CITY REGIONAL ECONOMIC PARTNERSHIP

By: _____
 Luke Holtschneider, President and CEO