



Heartland Port Authority of Central Missouri

Board of Commissioners

October 3, 2025

JCREP

630 Bolivar St, Ste 202 | JCMO

Agenda

1. Roll Call
2. Approval of Agenda
3. Approve Minutes
4. Public Comment
5. Commissioners Reports & Invited Guests
 - 5.1. Gilmore Bell – Port Improvement District
 - 5.1.1. Consideration of Resolution
 - 5.1.2. Setting of Public Hearing Date
6. Old Business
7. New Business
8. CLOSED SESSION: Pursuant to Section 610.021(2), RSMo, the Chair will entertain a motion to go into Closed Session to discuss leasing, purchase or sale of real estate and 610.021(12), RSMo to discuss proposals and related documents or any documents related to a negotiated contract (Action by Roll Call Vote).
9. Adjournment

MINUTES

Heartland Port Authority of Central Missouri

Board of Commissioners Meeting
Friday, September 5, 2025 9:00am
AT Government Strategies

PRESENT:

BOARD:

Jon Hensley
David Floyd
Harry Otto
Thomas Woods
Christopher Scott
Jeff Naught
Jeff Earl
Jeff Ahlers
Jason Branstetter

ABSENT:

STAFF:

Paul Samson
Missy Bonnot

GUESTS:

Mark Spikerman, Gilmore Bell
Mark Grimm, Gilmore Bell
Brian Crane, City of Jefferson
Ryan Moehlman, City of Jefferson

REGULAR BUSINESS:

1. **Roll Call:** Missy Bonnot

2. **Approval of Agenda:**

Harry Otto made a motion to approve. Christopher Scott seconded. Motion passed.

3. **Approve Minutes:**

Jeff Naught made a motion to approve with one amendment made by Christopher Scott. Jason Branstetter seconded. Motion passed.

4. **Public Comments:**

No Public Comment

5. **Commissioners Reports & Invited Guests:**

Mark Spikerman and Mark Grimm with Gilmore Bell joined the board to discuss the potential creation of a Port Improvement District (PID) at the Jefferson City Conference Center site. The proposed PID would impose a 1% sales tax for 40 years, with expected annual revenues exceeding \$150,000 in the first full year of hotel operations. These revenues would be pledged to support project bonds.

The proposed steps to establish the PID include:

1. **Port Commission Meeting #1** – Set a date for a public hearing.
2. **Port Commission Meeting #2** – Hold the public hearing and authorize the filing of a petition to create the PID.
3. **Petition Filing** – File the petition with the Circuit Court.
4. **Court Review** – Circuit Court confirms the PID is not illegal and certifies the sales/use tax question for a vote.
5. **Sales/Use Tax Election** – The City, as the sole property owner, will vote on the tax.
6. **Port Commission Meeting #3** – Approve the Financing Agreement for the Project Bonds.

The Port Authority could receive an administrative fee, estimated to be between \$2,500 and \$5,000 annually, to manage the PID funds. This account would be maintained separately from the Port Authority's general revenue account.

Following the discussion, Jon Hensley moved to begin the process to create the Port Improvement District in support of the Jefferson City Conference Center Project. Jeff Naught seconded the motion, and it passed unanimously.

The next Port Board meeting will be October 3 at 9:00am to continue the PID process.

6. Old Business:

No Old Business

7. New Business:

Election of Secretary

With Rick Mihalevich rolling off the board, the position of secretary became vacant. Chairman Hensley called for nominations for Secretary. Jon Hensley nominated Christopher Scott. Harry Otto seconded. Jon Hensley moved to close nominations and proceed with a vote of acclamation. Jeff Naught seconded. The motion carried and Christopher Scott was elected as Secretary.

8. CLOSED SESSION: Pursuant to Section 610.021(2), RSMo, the Chair will entertain a motion to go into Closed Session to discuss leasing, purchase or sale of real estate and 610.021(12), RSMo to discuss proposals and related documents or any documents related to a negotiated contract (Action by Roll Call Vote).

Jeff Ahlers made a motion to go into closed session. Jeff Naught seconded. By Roll Call vote, motion passed.

David Floyd made a motion to come out of closed session. Thomas Woods seconded. By Roll Call vote, motion passed.

Jeff Ahlers made a motion to adjourn. Jeff Naught seconded. Motion passed.

Minutes submitted by: _____
Missy Bonnot, Vice President
Jefferson City Regional Economic Partnership

RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HEARTLAND PORT AUTHORITY OF CENTRAL MISSOURI AUTHORIZING THE PREPERATION OF A PETITION TO CREATE THE COLE COUNTY, MISSOURI PORT IMPROVEMENT DISTRICT #1 AND SETTING A PUBLIC HEARING DATE IN CONNECTION THEREWITH.

WHEREAS, the City of Jefferson, Missouri (the "City"), has requested that the Heartland Port Authority of Central Missouri create a port improvement district (the "PID") pursuant to Sections 68.200 to 68.260 of the Revised Statutes of Missouri (the "Port Improvement District Act") on certain property located at 201 Madison Street, 210 Monroe Street and 200 Commercial Way in the City to assist in the financing of a conference center, hotel and parking facility to be developed on that property (the "Project"); and

WHEREAS, the Project is a public purpose under Section 68.020 of the Revised Statutes of Missouri and qualifies as a "port improvement project" under the Port Improvement District Act because construction of the Project is in furtherance of the history, architecture and culture of the State of Missouri in that the Project will attract business and leisure travelers to the State of Missouri's historic capitol building; and

WHEREAS, the imposition of a 1.0% port improvement district sales and use tax within the boundaries of the PID (the "PID Sales Tax") and the use of PID Sales Tax revenues to pay eligible costs of the Project, including, without limitation, debt service on bonds or other obligations issued to finance the Project, are necessary to finance the Project;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Heartland Port Authority of Central Missouri, as follows:

SECTION 1: Gilmore & Bell, P.C. is hereby appointed as special counsel to the Port Authority for the purpose of forming the PID.

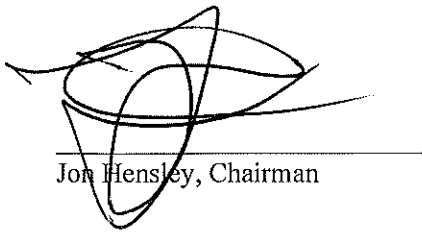
SECTION 2: Port Authority staff and Gilmore & Bell, P.C. are hereby authorized and directed to prepare a petition to create the PID.

SECTION 3: A public hearing concerning the petition to create the PID shall be held at 9:00 a.m. on November 7, 2025 at 630 Bolivar Street, Suite 202, Jefferson City, Missouri. Port Authority staff and Gilmore & Bell, P.C. shall cause proper notice of the public hearing to be given in the manner required by the Port Improvement District Act.

SECTION 4: The officers, agents, attorneys and employees of the Port Authority are hereby authorized to take actions, consistent with this Resolution, necessary and appropriate to implement the intent of this Resolution.

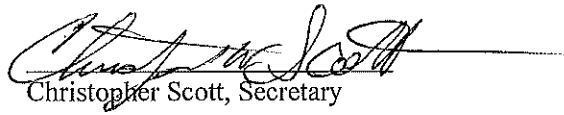
SECTION 5: This Resolution shall be in full force and effect from and after the

Adopted this 3rd day of October, 2025.



Jon Hensley, Chairman

ATTEST:



Christopher Scott, Secretary

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Jon Hensley, Chairman

ATTEST:

Christopher Scott, Secretary