



**Heartland Port Authority of Central Missouri**

**Board of Commissioners**

September 5, 2025

AT Government Strategies

101 E High Street | JCMO 65101

## **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
6. Old Business
7. New Business
  - 7.1. Election of 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).
9. Adjournment

**MINUTES****Heartland Port Authority of Central Missouri**

Board of Commissioners Meeting

Friday, March 28, 2025 8:30am

Jefferson City Regional Economic Partnership

**PRESENT:****BOARD:**

Harry Otto

Jon Hensley

Christopher Scott

Jeff Naught

Jeff Earl

Rick Mihalevich

Jason Branstetter

**ABSENT:**

David Floyd

Thomas Woods

**STAFF:**

Paul Samson

Missy Bonnot

**GUESTS:**

Levi Woods

**REGULAR BUSINESS:**

1. **Roll Call:** Missy Bonnot

2. **Approval of Agenda:**

Jon Hensley made a motion to approve. Jeff Naught seconded. Motion passed.

3. **Approve Minutes:**

Rick Mihalevich made a motion to approve. Jason Branstetter seconded. Motion passed.

4. **Public Comments:**

No Public Comment

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

Levi Woods, Administrator of Freight and Waterways with the Missouri Department of Transportation, introduced himself and provided a MoDOT Public Port overview including now there are 19 public ports on the Missouri and Mississippi River(s). He discussed the Missouri Port Authority Association (MPAA) and how they rank projects and select projects to be funded. There is ~\$11million available for Port Funding per year that is allocated through the Missouri Legislature.

6. **Old Business:**

No Old Business

## **7. New Business:**

### **Election of Officers**

**Treasurer** - Chairman Otto called for nominations for Treasurer. Rick Mihalevich nominated Jason Branstetter. Jeff Naught seconded. Jeff Naught made a motion to cease nominations and vote by acclamation. Motion passed and Jason Branstetter was elected as Treasurer.

**Secretary** - Chairman Otto called for nominations for Secretary. Jeff Naught nominated Rick Mihalevich. Jason Branstetter seconded. Jeff Earl made a motion to cease nominations and vote by acclamation. Jason Branstetter seconded. Motion passed and Rick Mihalevich was elected as Secretary.

**Vice Chairman** – Chairman Otto called for nominations for Vice Chairman. Jon Hensley nominated Jeff Naught. Jeff Earl seconded. Jon Hensley made a motion to cease nominations and vote by acclamation. Harry Otto seconded. Motion passed and Jeff Naught was elected to Vice Chairman.

**Chairman** – Chairman Otto called for nominations for Chairman. Rick Mihalevich nominated Jon Hensley. Jeff Naught seconded. Roger Fischer made a motion to cease nominations and vote by acclamation. Rick Mihalevich seconded. Motion passed and Jon Hensley was elected to Chairman.

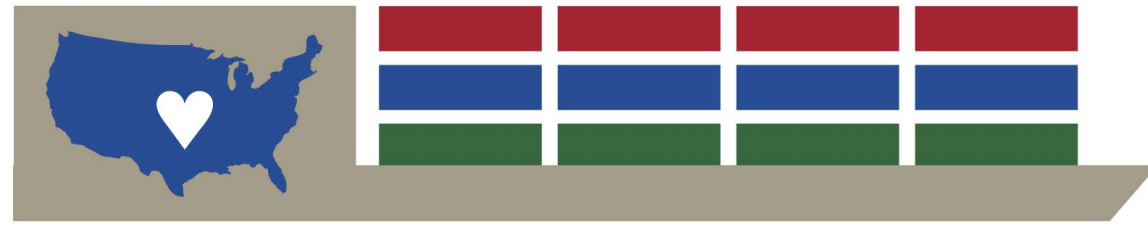
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Harry Otto made a motion to go into closed session. Jeff Naught seconded. By Roll Call vote, motion passed.

Jeff Naught made a motion to come out of closed session. Rick Mihalevich seconded. By Roll Call vote, motion passed.

Rick Mihalevich made a motion to adjourn. Harry Otto seconded. Motion passed.

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



# HEARTLAND — PORT —

## Port Improvement Districts

Presented By

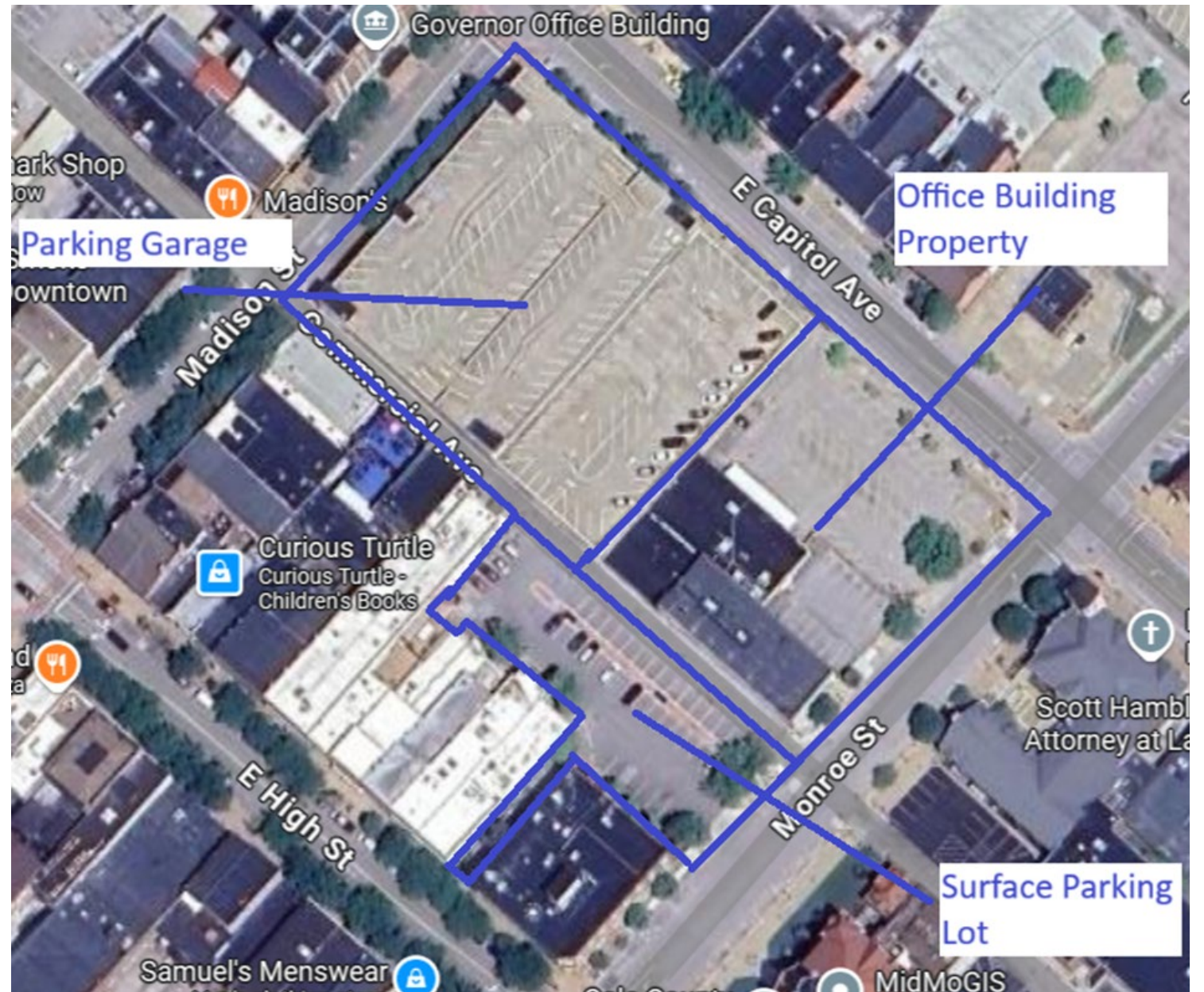


# What is a Port Improvement District (PID)?

- Lines on a map: “an area designated by the Port Authority, which is located within its port district boundaries at the time of establishment”
  - Unlike CIDs and TDDs, not a separate political subdivision
- No separate governing body – Port Commission governs the PID
- Port Commission may impose a real property tax and a sales/use tax within the PID boundaries
  - Voter approval required (property owners if no registered voters in boundary)
  - No personal property tax
  - Sales/use tax up to 1% (1/8% increments)

# Proposed Downtown Conference Center/Hotel Project PID

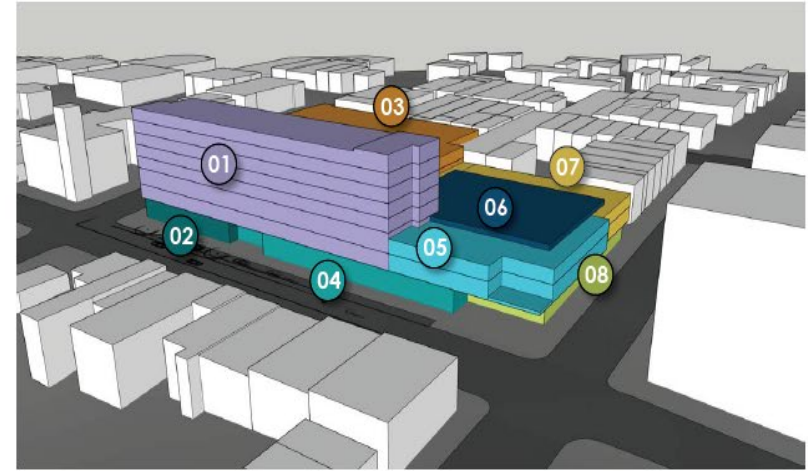
Lines on a map



# Proposed Downtown Conference Center Hotel PID

## What gets built?

- 01 HOTEL TOWER
- 02 RESTAURANT
- 03 PARKING GARAGE
- 04 LOBBY
- 05 PREFUNCTION
- 06 BALLROOM
- 07 BACK OF HOUSE
- 08 MEETING SPACE





## How does a PID help this Project?

- 1.0% sales and use tax for 40 years
- Expected annual revenue of \$150k+ in first full year of hotel operations
- PID revenues pledged to Project bonds

# Actions to Create a PID

Port Commission  
Meeting #1 – set a  
public hearing date

Port Commission  
Meeting #2 – hold public  
hearing and authorize  
filing of a petition to  
create the PID

File petition with Circuit  
Court

Court determines that  
PID is not illegal and  
certifies sales/use tax  
question for vote

Sales/use tax election  
(City will be only  
qualified voter, as sole  
property owner)

Port Commission  
Meeting #3 – approve  
Financing Agreement  
for Project Bonds