



**Heartland Port Authority of Central Missouri**

**Board of Commissioners**

9:00am

November 7, 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. Public Hearing
    - 5.1.2. Resolution of the PID Petition
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, October 3, 2025 9:00am

Jefferson City Regional Economic Partnership

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

Jon Hensley

David Floyd

Thomas Woods

Christopher Scott

Jeff Naught

Jeff Earl

Jeff Ahlers

Jason Branstetter

**ABSENT:**

Harry Otto

**STAFF:**

Paul Samson

Missy Bonnot

**GUESTS:**

Mark Spikerman, Gilmore Bell

Mark Grimm, Gilmore Bell

**REGULAR BUSINESS:**

1. **Roll Call:** Missy Bonnot

2. **Approval of Agenda:**

Jeff Earl made a motion to approve. Jeff Ahlers seconded. Motion passed.

3. **Approve Minutes:**

Jason Branstetter made a motion to approve. Jeff Ahlers 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. They presented the Resolution authorizing the preparation of a petition to create a Port Improvement District and setting a public hearing date. Jeff Ahlers made a motion to accept the Resolution to create a Port Improvement District. Jeff Naught seconded. Motion passed. The public hearing date is November 7<sup>th</sup> at 9:00am at the Jefferson City Regional Economic Partnership.

The Port Authority could receive an administrative fee, estimated to be between \$2,500 and \$5,000 annually, to manage the PID funds. The fee will be determined when bonds are issued.

**6. Old Business:**

No Old Business

**7. New Business:**

No 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).

Jeff Ahlers 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. Christopher Scott 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 APPROVING A  
PETITION FOR THE FORMATION OF THE COLE COUNTY, MISSOURI PORT  
IMPROVEMENT DISTRICT #1 AND AUTHORIZING FILING OF THE  
PETITION WITH THE CIRCUIT COURT OF COLE COUNTY.**

**WHEREAS**, the City of Jefferson, Missouri (the “City”), has requested that the Heartland Port Authority of Central Missouri (1) 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, (2) impose a 1% PID Sales and use tax within the PID, and (3) use the revenues generated from the PID sales and use tax to finance a conference center, hotel and parking facility to be developed on that property (the “Project”); and

**WHEREAS**, under the Port Improvement District Act, the Port Authority may undertake a “port improvement project.” The Board of Commissioners has determined that the Project qualifies as a “port improvement project” under Section 68.205(17)(i) of the Revised Statutes of Missouri because the Project will promote development of the PID and attract business and leisure travelers to the PID, thereby increasing commerce in the PID. Further, the Board of Commissioners determined that the Project qualifies as a “port improvement project” under Section 68.205(17)(h) of the Revised Statutes of Missouri because the Project will attract business and leisure travelers to the State of Missouri’s historic capitol building, thereby furthering history, architecture and culture of the State of Missouri; and

**WHEREAS**, on October 3, 2025, the Board of Commissioners adopted a resolution authorizing the preparation of a petition to form the PID and calling a public hearing regarding the matter. Subsequently, legal counsel to the Port Authority prepared a Petition for the formation of a PID which, if this Resolution is approved, will be filed with the Circuit Court of Cole County to complete the port improvement district formation process. A public hearing has been held by the Board of Commissioners in connection with the consideration of this Resolution. Notice of the public hearing was published and mailed to property owners in accordance with statutory requirements.

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

**SECTION 1:** The Petition for the Formation of a Port Improvement District, in substantially the form presented to the Board of Commissioners at this meeting and on file in the office of the Port Director (the “PID Petition”), is hereby found to be proper under the provisions of the Port Improvement District Act. Furthermore, the project described therein is hereby found to be a “port improvement project” under the Port Improvement District Act, in that will be beneficial to and in furtherance of development and commerce in the PID, as well as the history, architecture and culture of the State of Missouri by attracting travelers to the PID and the historic capitol building. Accordingly, the PID Petition and the project described therein are hereby approved.

**SECTION 2:** Gilmore & Bell, P.C., as attorneys for the Port Authority, are hereby authorized and directed to file the PID Petition with the Circuit Court of Cole County and to take all necessary and desirable actions to form the Cole County, Missouri Port Improvement District #1 under the provisions of the Port Improvement District Act.

**SECTION 3:** 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 4:** This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Port Authority.

Adopted this 7th day of November, 2025.

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Jon Hensley, Chairman

ATTEST:

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Christopher Scott, Secretary

IN THE CIRCUIT COURT OF THE COUNTY OF COLE  
STATE OF MISSOURI

IN RE: THE FORMATION OF THE  
COLE COUNTY, MISSOURI PORT  
IMPROVEMENT DISTRICT #1

HEARTLAND PORT AUTHORITY OF  
CENTRAL MISSOURI,  
a port authority and political subdivision of the  
State of Missouri,

Petitioner,

vs.

CITY OF JEFFERSON, MISSOURI,

SERVE: [Mr. Ryan Moehlman]  
City Attorney  
Jefferson City  
320 E. McCarty Street  
Jefferson, Missouri 65101

COLE COUNTY, MISSOURI,

SERVE: Mr. Steve Korsmeyer  
County Clerk  
Cole County  
311 East High Street  
Jefferson City, Missouri 65101

JEFFERSON CITY SCHOOL DISTRICT,

SERVE: Mr. Bryan McGraw  
Superintendent  
Jefferson City School District  
315 East Dunklin Street  
Jefferson City, Missouri 65101

Cause No.:  
Division No.:

CITY OF JEFFERSON-COLE COUNTY )  
LIBRARY DISTRICT )  
SERVE: Ms. Claudia Young )  
Director )  
City of Jefferson-Cole County Library )  
District )  
c/o Missouri River Regional Library )  
214 Adams Street )  
Jefferson City, Missouri 65101 )  
Respondents. )

**PETITION FOR THE FORMATION OF A  
PORT IMPROVEMENT DISTRICT**

COMES NOW Petitioner, the Heartland Port Authority of Central Missouri (“Petitioner”), and pursuant to the Port Improvement District Act, Sections 68.200 to 68.260 of the Revised Statutes of Missouri (the “PID Act”), petitions this Court for the purpose of forming a port improvement district to be known as the Cole County, Missouri Port Improvement District #1 (the “District”), and in support states as follows:

**JURISDICTION**

1. Jurisdiction is proper in this Court pursuant to Section 68.210.1(4) of the PID Act, which authorizes port authorities to file petitions to create port improvement districts in the circuit court of the county where a majority of the proposed port improvement district will be located. The proposed District includes the real property legally described on Exhibit A attached hereto and shown on the map included as Exhibit B attached hereto, which real property is located entirely within Cole County, Missouri (the “County”) and the City of Jefferson, Missouri (the “City”).

**THE PARTIES**

2. The Petitioner is a port authority and political subdivision of the State of Missouri, duly established and existing in accordance with Chapter 68 of the Revised Statutes of Missouri. The proposed District is within the Petitioner’s port district boundaries.

3. Section 68.205(21) of the PID Act defines “Respondent” to include “the municipality or municipalities within which the proposed district is located, the county or counties within which the proposed district is located, the Missouri highways and transportation commission when the proposed district shall be within the highways of the state of Missouri, and



any other political subdivision within the boundaries of the proposed port improvement district, except the petitioning port authority.”

4. Respondent, the City, is the municipality within which the proposed District will be located and, accordingly, is required by Section 68.205(21) of the PID Act to be named as a respondent to this matter.

5. Respondent, the County, is the county within which the proposed District will be located and, accordingly, is required by Section 68.205(21) of the PID Act to be named as a respondent to this matter.

6. Respondent, Jefferson City School District (the “School District”), is a seven-director school district and political subdivision organized and existing pursuant to Sections 162.211 to 162.459 of the Revised Statutes of Missouri. Because the School District is a political subdivision within the proposed District’s boundaries, the School District is required by Section 68.205(21) of the PID Act to be named as a respondent to this matter.

7. Respondent, the City of Jefferson-Cole County Library District (the “Library District”), is a library district and political subdivision organized and existing pursuant to Chapter 182 of the Revised Statutes of Missouri. Because the Library District is a political subdivision within the proposed District’s boundaries, the Library District is required by Section 68.205(21) of the PID Act to be named as a respondent to this matter.

8. In accordance with Section 68.205(21) of the PID Act, MHTC is not a respondent to this Petition because the projects to be financed by the District are not within the highways of the State of Missouri.

9. The School District and the Library District are referred to as political subdivisions in their respective enabling statutes and, by virtue of their power to levy taxes, are

referred to as political subdivisions in other statutes. (For example, see Section 105.145.1(2) of the Revised Statutes of Missouri relating to which political subdivisions are required to file annual financial reports with the Missouri State Auditor, which defines a political subdivision as “any agency or unit of this state...which now is, or hereafter shall be, authorized to levy taxes or empowered to cause taxes to be levied.”) Accordingly, these entities have been named as respondents pursuant to Section 68.205(21) of the PID Act. Boards that are empowered to spend and administer specific taxes levied by other entities (such as the Cole County Special Services Board, which administers property taxes imposed by the County), but are not referred to as political subdivisions in their enabling statutes and are not within the meaning of “political subdivision” as defined in Section 105.145.1(2) of the Revised Statutes of Missouri, have not been named as respondents to this Petition.

#### **PETITION REQUIREMENTS**

10. The Petitioner desires to create the District for the purpose of assisting in funding the below-described “Project” through the imposition of the below-described “District Sales and Use Tax.”

11. A legal description of the real property to be included in the proposed District is attached as Exhibit A hereto and incorporated herein by reference. A map of the proposed District is attached as Exhibit B hereto and incorporated herein by reference. All property within the proposed District is contiguous.

12. The name of the District shall be “Cole County, Missouri Port Improvement District #1,” which name conforms to the requirements for naming port improvement districts set forth in Section 68.210.2(2) of the Revised Statutes of Missouri.

13. Petitioner proposes that the District be formed to assist in the funding of a “Project” consisting of the construction and furnishing of a hotel, conference center and parking facility located within the boundaries of the District, to be developed by the City in cooperation with other public entities (including the Petitioner, the County and the State of Missouri) and the Capital City Corporation for Growth, a Missouri nonprofit corporation (the “NFP Corporation”).

14. Pursuant to a Resolution adopted on October 3, 2025, attached hereto as Exhibit C, the Board of Commissioners of the Petitioner has determined that the Project (a) is a public purpose pursuant to Section 68.020 of the Revised Statutes of Missouri and (b) constitutes a “port improvement project” under Section 68.205(17)(i) of the Revised Statutes of Missouri. Additionally, pursuant to such Resolution, the Board of Commissioners of the Petitioner determined that 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, thereby constituting a “port improvement project” under Section 68.205(17)(h) of the Revised Statutes of Missouri.

15. The estimated “qualified project costs,” as defined in Section 68.205(18) of the Revised Statutes of Missouri, of the Project are approximately \$125,000,000.

16. Subject to voter approval, the Petitioner proposes to impose a sales and use tax within the District pursuant to Section 68.245 of the Revised Statutes of Missouri in the maximum amount of one percent (1.00%) (the “District Sales and Use Tax”) for the purpose of funding the Project. The District Sales and Use Tax shall expire no later than forty (40) years after the date it is first imposed.

17. The Petitioner will not seek imposition of a property tax within the District. Accordingly, the maximum property tax rate proposed to be imposed by the Petitioner within the District is \$0.

18. The District Sales and Use Tax is expected to generate approximately \$10,041,243 prior to its expiration. The Petitioner will cooperate with the City, the County, the State of Missouri, the NFP Corporation and other entities to fund qualified project costs for the Project above the amount of funding available from the District Sales and Use Tax.

19. The name and address of each Respondent are as follows:

- A. City of Jefferson, Missouri  
320 E. McCarty Street  
Jefferson City, Missouri 65101
- B. Cole County, Missouri  
311 East High Street  
Jefferson City, Missouri 65101
- C. Jefferson City School District  
315 East Dunklin Street  
Jefferson City, Missouri 65101
- D. City of Jefferson-Cole County Library District  
c/o Missouri River Regional Library  
214 Adams Street  
Jefferson City, Missouri 65101

20. The proposed District shall not be an undue burden on any of owner of property within the District and is not unjust or unreasonable.

21. All real property within the proposed District, as identified in the table below, is owned by the City (and, accordingly, has an assessed value of \$0).

Address	Parcel#	Assessed Value
201 Madison Street	11-03-07-0004-001-002	\$ 0
210 Monroe Street	11-03-07-0004-001-001	0
200 Commercial Way	11-03-07-0004-001-023	0

22. “Consent” is defined in Section 68.205(4) of the Revised Statutes of Missouri to mean:

“[T]he written acknowledgment and approval of the creation of the district by:

(a) Owners of real property collectively owning more than sixty percent by assessed value of real property within the boundaries of the proposed port improvement district; and

(b) More than sixty percent per capita of the owners of all real property within the boundaries of the proposed port improvement district.” [Emphasis added]

23. Attached as Exhibit D is an affidavit from the Mayor of the City consenting to the inclusion of the City’s properties in the proposed District and the filing of this Petition. The City is the owner of 100% of the real property in the proposed District by assessed value and per capita.

24. On November 7, 2025, the Petitioner’s Board of Commissioners held a duly-noticed public hearing concerning the proposed Project, the District Sales and Use Tax, and the establishment of the District, as required by Section 68.210.1(2) and Section 68.215 of the Revised Statutes of Missouri.

25. On November 7, 2025, subsequent to the public hearing, the Petitioner’s Board of Commissioners adopted the resolution attached hereto as Exhibit E approving the proposed Project, the District Sales and Use Tax, and the establishment of the District and directing that this Petition, in the form presented to the Board of Commissioners with aforementioned resolution appended thereto, be filed with the Court.

26. The proposed District consists of land on which there are no persons eligible to be registered voters residing within the proposed District. As a result, all property owners within

the proposed District are “qualified voters” of the District, as that term is defined in Section 68.205(19) of the Revised Statutes of Missouri.

### **IMPOSITION OF DISTRICT SALES AND USE TAX**

27. Upon creation of the District, the Petitioner’s Board of Commissioners desires to submit to the qualified voters of the District the following ballot proposition, which proposition conforms to the requirements of Section 68.245.2 of the Revised Statutes of Missouri:

Shall the Cole County, Missouri Port Improvement District #1 impose a districtwide sales and use tax at the maximum rate of one percent (1.00%) for a period of forty (40) years from the date on which such tax is first imposed for the purpose of providing revenue to finance or refinance the construction, furnishing and operation of a conference center, hotel and parking facility?

### **DISSOLUTION OF THE DISTRICT AND REPEAL OF THE DISTRICT SALES AND USE TAX**

28. In accordance with Section 68.230 of the Revised Statutes of Missouri, the Petitioner may dissolve the District by resolution of the Petitioner’s Board of Commissioners if there are no outstanding obligations secured by the District Sales and Use Tax.

29. In accordance with Section 68.245.8 of the Revised Statutes of Missouri, the Petitioner shall, by resolution of its Board of Commissioners, repeal the continuation of the District Sales and Use Tax when all obligations of the Project have been met, unless the District Sales and Use Tax in any way secures outstanding obligations of the Project or covers ongoing expenses that the Petitioner has incurred to pay qualified project costs of the Project.

### **REQUEST FOR DECLARATORY JUDGMENT, DECREE AND ORDER**

WHEREFORE, the Petitioner requests that this Court enter a declaratory judgment, decree and order pursuant to the PID Act, as follows:

A. Finding and certifying that this Petition is not legally defective and that the Respondents have been duly served with process in this action or otherwise properly appeared in this action;

B. Finding and certifying that, in accordance with the PID Act, the proposed District is composed of contiguous land;

C. Finding and certifying that the District and the Project are proper under the PID Act;

D. Finding and certifying that the proposed District is not an undue burden on any owner of property within the District and is not unjust or unreasonable;

E. Finding and certifying that the proposed District is neither illegal nor unconstitutional;

F. Finding and certifying that the District is properly, duly and lawfully established;

G. Finding and certifying that there are no persons eligible to be registered voters residing within the District and that the owners of record of the real property located within the District are the “qualified voters” pursuant to the PID Act;

H. Finding and certifying that the proposed District Sales and Use Tax is neither illegal nor unconstitutional; and

I. Finding and certifying that upon adoption of a resolution by the Petitioner’s Board of Commissioners approving the District Sales and Use Tax in accordance with Section 68.245 of the Revised Statutes of Missouri, the question regarding imposition of the District Sales and Use Tax shall be certified for qualified voter approval and an election shall be held in accordance with Sections 68.245 and 68.250 of the Revised Statutes of Missouri.

The Petitioner further requests that the Court make any additional findings and orders and grant such further relief that the Court deems necessary and proper.

Respectfully submitted,

GILMORE & BELL, P.C.

By: \_\_\_\_\_

Mark A. Spykerman, #57479  
One Metropolitan Square  
211 N. Broadway, Suite 2000  
St. Louis, Missouri 63102  
(314) 436-1000  
(314) 436-1166 (facsimile)  
[mspykerman@gilmorebell.com](mailto:mspykerman@gilmorebell.com)

*Attorney for the Petitioner, Heartland Port  
Authority of Central Missouri*



**EXHIBIT A**  
**LEGAL DESCRIPTION OF THE PROPERTY**

All of Inlot Nos 339, 340, 341 and 342, in the City of Jefferson, Cole County, Missouri.

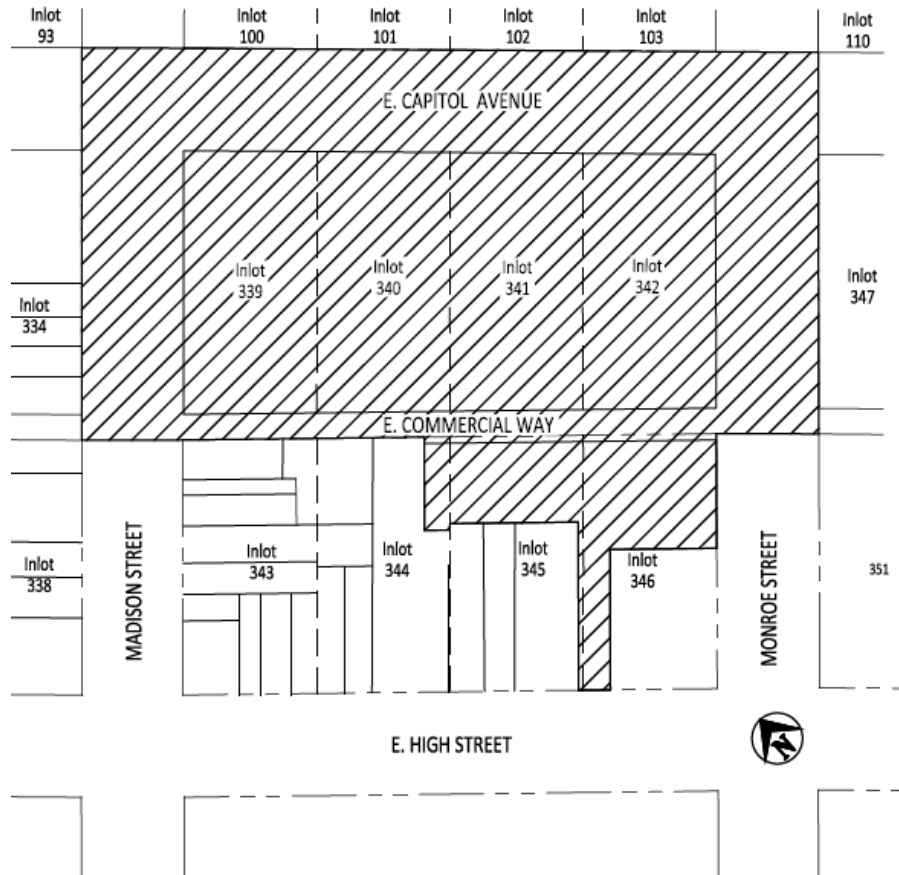
Also, part of Inlot Nos 344, 345 and 346, in the City of Jefferson, Missouri, being the same property described as Lot No. 2 in deed of record in Book 309, page 356, Cole County Recorder's Office, more particularly described as follows:

From the northeasterly corner of said Inlot No. 346; thence S41°45'38"W, along the easterly line of said Inlot No. 346, 5.00 feet to the northeasterly corner of the property described in said Lot No. 2 and the POINT OF BEGINNING for this description; thence along the boundary of said Lot No. 2 the following courses: S41°45'38"W, 84.64 feet; thence N48°43'45"W, 83.75 feet; thence S41°45'38"W, 110.02 feet to the northerly line of High Street; thence N48°44'32"W, along the northerly line of High Street 25.00 feet; thence N41°45'38"E, 131.63 feet; thence N48°45'03"W, 100.55 feet; thence S41°52'06"W, 5.00 feet; thence N48°45'03"W, 20.20 feet; thence N41°52'06"E, 68.00 feet; thence S48°45'06"E, 229.38 feet to the point of beginning. Containing 19,657.16 s.f. (0.45 of an acre)

Included in the above-described tract is part of Lot 1 and Lot 4, all of Lots 2, 3 and 10, the northerly part of Lots 11, 12, 13 and 14, sometimes referred to being a subdivision of Inlots Nos 345 and 346.

Together with public rights of way of Madison Street, Monroe Street, East Capitol Avenue and East Commercial Way along and adjacent to the above described tracts.

**EXHIBIT B**  
**MAP OF THE PROPOSED DISTRICT**



**EXHIBIT C**  
**RESOLUTION (OCTOBER 3, 2025)**

**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.

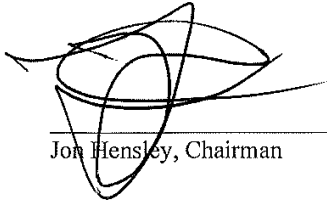
**SECTION 2:** Port Authority staff and Gilmore & Bell, P.C. are hereby authorized and directed to prepare a petition to create the PID.

**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.



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Jon Hensley, Chairman

ATTEST:



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Christopher Scott, Secretary

**EXHIBIT D**  
**PROPERTY OWNER AFFIDAVIT**

**EXHIBIT E**  
**RESOLUTION (NOVEMBER 7, 2025)**