



Memorandum

To: Board of the St. Louis County Port Authority
From: Judy Wisdom
Date: April 10, 2020
Re: Port Authority of St. Louis County Board Meeting – April 16, 2020

Please be advised that the Board of the St. Louis County Port Authority is scheduled to meet at 4:00 PM, on Thursday, April 16, 2020 via videoconferencing or telephone conference call. The agenda and related materials are attached. The call-in information is listed below and also in the body of the email.

- We request that if you are an observer only and do not wish to speak at the meeting, or, you are taking part in the meeting, but would prefer to call in rather than videoconferencing, please take part in the meeting by using the Call-in Number and related Meeting ID and Password only. If you wish to participate in the Public Forum, and would like to, feel free to join via videoconferencing.

Join Zoom Meeting

<https://us04web.zoom.us/j/199320775>

Meeting ID: 199 320 775
Password: 040879

Dial-In Information

Call In Number – 301-715-8592

Meeting ID: 199 320 775
Password: 040879

We look forward to speaking with you on April 16, 2020.

Please feel free to contact me with questions.

Thank you.

MEETING NOTICE AND AGENDA
MEETING OF THE ST. LOUIS COUNTY PORT AUTHORITY
OFFICES OF THE ST. LOUIS ECONOMIC DEVELOPMENT PARTNERSHIP
PIERRE LACLEDE BUILDING
7733 FORSYTH, 22ND FLOOR
CLAYTON, MO 63105
Thursday, April 16, 2020
4:00 PM

MEETING WILL BE HELD BY VIDEOCONFERENCE/TELECONFERENCE
To Join by Phone: (301) 715-8592; Meeting ID: 199 320 775 Password: 040879

- I. Chair John Maupin to preside and call the meeting to order
- II. Roll call
- III. Approval of April 16, 2020 Agenda
- IV. Approval of minutes from March 19, 2020 meeting
- V. Public Forum. The Chair will recognize any visitors who wish to address the Authority. Speakers will be limited to three minutes. **(Anyone who wishes to speak should access the meeting conference call no later than 3:55 p.m. in order to state their intention to address the Authority).**
- VI. Contract Report (Attachment)
- VII. Port Authority – Administrative Matters
 - a. Approval of Invoices (Attachment) – Jacqueline Davis-Wellington
 - b. Report –
 - i. Jamestown Mall Update – Jacqueline Davis-Wellington & Beth Noonan
 - ii. JB Marine Lease – Donetta Kowalski
 - iii. Lemay Education Plaza -- Jacqueline Davis-Wellington
- VIII. Resolution Approving Awards of Port Reinvestment Grant Funding and Authorizing Funding Agreements Related Thereto, Resolution No. 20-PORT-17 – Mary McMurtrey & Beth Noonan
- IX. Resolution Approving the Fiscal Year 2020 Budget, Resolution No. 20-Port-13 – Donetta Kowalski
- X. Financial Report – Donetta Kowalski
- XI. Chair Report
- XII. Other Business

XIII. Closed session to discuss legal matters as provided under section 610.021(1) RSMO and real estate matters as provided under section 610.021(2).

XIV. Adjournment

Next Meeting: May 21, 2020 @ 4:00 PM

Minutes from March 19, 2020

MINUTES

Meeting of the Board of Commissioners
St. Louis County Port Authority
4:00 PM, March 19, 2020
VIA Telephone Conference

ROLL CALL

Commissioners Present: Robert Birdsong
Dr. Robert E. Butler
Mike Hejna
Amy Hunter – arrived late
Gil Kleinknecht
John Maupin
Mary McMurtrey
Councilman Ernie Trakas, St. Louis County – Ex Officio

Staff Present: Howl Bean – St. Louis Economic Development Partnership
Rodney Crim – St. Louis Economic Development Partnership
Kim Diamond – St. Louis Economic Development Partnership
Allison Hawk – St. Louis Economic Development Partnership
Donetta Kowalski – St. Louis Economic Development Partnership
Beth Noonan – CED-Solutions
Andrew Ruben – Sandberg Phoenix & Von Gontard
Jackie Wellington – CED-Solutions
Judy Wisdom – CED-Solutions

Guests Present: Jacob Barker – St. Louis Post-Dispatch
Gloria Lloyd – Call Newspaper
Name Unclear – Office of St. Louis County Executive

Chair Maupin called the meeting to order at 4:00 PM.

Judy Wisdom took a Roll Call – All commissioners were present with the exception of Commissioner Hunter.

Approval of the Agenda

Chair Maupin called for a motion to approve the agenda. Commissioner McMurtrey with a second from Commissioner Kleinknecht made a motion to approve the agenda. The motion was approved by the Board members present.

Approval of Minutes

Chair Maupin called for a motion to approve the minutes from February 20, 2020. As there were no changes, Commissioner Butler with a second from Commissioner Birdsong made a motion to approve the minutes. The Board members present unanimously approved the minutes.

Public Forum

There was no one signed up for Public Forum.

Contract Report

There was no Contract Report

Port Authority Administrative Matters

Chair Maupin called for reports on Administrative Matters:

- a. Approval of Invoices – Jackie Wellington reviewed the invoices listed on the spreadsheet and asked if there were any questions. A discussion about the Port Authority’s membership in the Lemay and Affton Chambers took place. Because the memberships were not included in the invoice list, the subject was tabled until the Port budget discussion. Chair Maupin then called for a motion to approve the invoices. Commissioner Kleinknecht with a second from Commissioner McMurtrey made a motion to approve payment of the invoices. The members of the Board present approved the motion.
- b. Report –
 - a. Response to Sunshine Act Request – Andrew Ruben thanked the Board for their assistance in responding to the NAACP’s Sunshine Act request. Ms. Diamond reported that the legal department is in the process of reviewing consolidating emails before sending them to the NAACP. She also noted that the NAACP requested materials generated since January 2019. The NAACP has been made aware of their timing. Mr. Ruben said that staff had previously sent them the contracts, minutes, and other documents the organization had requested. The report was accepted.
 - b. Lemay Town Hall Meeting – Mr. Ruben told the Board that on February 21,

2020, he and Dana Cook of the Partnership held a Town Hall meeting in Lemay to secure input from the community on the Lemay Streetscape Project. The public meeting is a requirement for closeout of the Community Development Block Grant program. Approximately 20-25 residents took part in the meeting. Because there is no local municipality to facilitate communication, Mr. Ruben said that notifying the Lemay community of a public meeting is always a challenge, but that the Partnership did a good job in getting notice posted in the local newspaper, sending it to major stakeholders and posting flyers in various locations in the community. He noted that community residents generally viewed the streetscape favorably but were concerned about maintenance, especially of the rain gardens. Mr. Ruben said that streetscape maintenance, including the rain gardens, is part of the Port's annual landscaping and property maintenance contract for all of its properties. Mr. Ruben also said that disability access needs to be addressed but the areas identified were not within the current project area. He indicated that residents, while looking favorably on the streetscape project, would like another Town Hall meeting to discuss other needs in the area. They would also like to see the full scope of the streetscape project completed. Staff has had preliminary discussion about having another Town Hall meeting to discuss other needs in Lemay. The report was accepted.

- c. RFP for Landscaping, Maintenance, and Debris-Removal Services – Jackie Wellington explained that the Port issues a general RFP each year for property maintenance services for the various properties owned by the Port Authority. Staff would like to issue the RFP next week. Ms. Wellington said that there may be more than one firm chosen to do the work based on the range of services requested and the varied locations of the properties. As there were no additional questions, Chair Maupin called for a motion to approve issuing the RFP. Commissioner McMurtrey with a second from Commissioner Hejna made a motion to approve issuance of the RFP for landscaping services. The members of the Board present approved the motion.
- d. RFP for non-SLEDP Administrative and Legal Services – Chair Maupin explained that in January 2019 the Port issued an RFP for Legal, Accounting and Administrative Services. He explained that it is now necessary in accordance with the Procurement Policy to reissue the RFP for legal and administrative and program support services. It was explained, and the Board was assured, that there will be no over-lap or duplication in services provided by the Partnership and any consultants chosen to provide either the administrative or legal services. Chair Maupin called for a motion to issue the RFP for these services. Commissioner Kleinknecht with a second from Commissioner Robert Birdsong made a motion to approve issuance of the RFP. The members of the Board present approved the motion.

Authorizing a Third Addendum to Community and Economic Development Solutions Community and Economic Development Solutions Contract Extensions

Chair Maupin stated that Resolution 20-Port-09 would allow CED-Solutions to continue to provide program support and administrative services for the Port through June 30, 2020 at no additional cost for the three-month period. Ms. Wellington explained that the CED-Solutions contract ends at the end of March and an extension is needed for CED-Solutions to continue to provide these services. She explained that the Partnership does not provide any programmatic staff to the Port Authority and that CED-Solutions provides these services to the Port through their contract. Chair Maupin called for a motion to approve Resolution 20-Port-09. Commissioner Hejna with a second from Commissioner McMurtrey made a motion to approve the resolution. The Board members present unanimously approved the resolution.

Resolution Approving Amended and Restated Bylaws of the St. Louis County Port Authority

Chair Maupin thanked the Board for all their comments and help with amending the bylaws. He then called on Andrew Ruben to present Resolution 20-Port-10 to the Board. Mr. Ruben also thanked the Board for their thoughtful revisions, reviews and comments. He stated that he had received no further comments in the last month, satisfying the requirement for a 10-day notice period. It was noted that the bylaws do not reflect how the Board of Commissioners is appointed other than to refer to the County ordinance governing their appointment. Mr. Ruben explained that the general reference to the County ordinance was intentional to avoid having to change the bylaws any time the ordinance might change. Mr. Ruben also told the Board that the bylaws only contain a short statement referring to state or local law governing conflict of interest. He explained that Commissioners must not have any interest in matters coming before the Board and must recuse themselves from any discussions or votes on matters that would create a conflict of interest or in which their participation would violate any provision of state or local law. He said that if a Board member has a question about whether or not they have a conflict of interest on a certain matter, to please contact one of the attorneys. Mr. Ruben said that it is in the best interest of the Port Board to develop a code of conduct or written conflict of interest policy which provides a more detailed explanation of what constitutes a conflict of interest. He said that staff will help the Board work through implementation of the policy. As there was no further discussion and because approval required a 2/3 majority vote, Chair Maupin called for a roll call vote on Resolution 20-Port-10. The vote was as follows: Chair Maupin – Yea, Commissioner Birdsong – Yea, Commissioner Butler – Yea, Commissioner Hejna – Yea, Commissioner Hunter – Absent, Commissioner Kleinknecht – Yea, Commissioner McMurtrey – Yea. The resolution was approved by a vote of 6 /1absent.

Affirming and Amending Awards of Financial Awards to Support Efforts to Increase International Travel and International Freight Operations at the St. Louis-Lambert International Airport

Chair Maupin explained that Resolution 20-Port-11 affirms and amends the financial award for use by Lambert St. Louis-Lambert International Airport. He said that by this resolution the Board would be approving the use of the remaining funds in the International Freight Hub Initiative and the International Travel Marketing Initiative to foster international cargo and passenger flights, subject to the following conditions: (1) World Trade Center (WTC) staff will present quarterly written reports regarding the two initiatives to the Port Board at its regularly scheduled meetings, including any documentation required by the Port to demonstrate use of funding; (2) WTC will require regular reports (not less than quarterly) from any recipient of Port funds; (3) WTC must submit to any audits required by the Port; (4) any money contributed from the Airport as part of an incentive package shall be drawn down before Port funds are accessed; (5) Port funds shall be used solely for the purposes identified in the International Freight Hub Initiative or the International Travel Marketing Initiative, and (6) Port funds shall be drawn only on a reimbursable basis.

Rodney Crim explained that the WTC, which will manage the initiatives, is under the umbrella of the Partnership. He noted confirmed that serving as an intermediary with the airports and working with international travel and freight is part of the WTC's mission. Chair Maupin told the Board that the funding will provide the Airport with tools to help secure international flights into St. Louis, after the coronavirus pandemic subsides. Ms. Wellington told the Board that approving the resolution would not affect the funds the Port has for other projects as it only amends the use of the funds that were previously awarded to support the Airport. Commissioner Butler with a second from Commissioner Birdsong made a motion to table the resolution in order to preserve Port funds for economic development projects in St. Louis County given the current pandemic. It was then clarified for the Board that River City Casino will continue to make lease payments, even though the casino is closed due to the coronavirus. After a discussion, Chair Maupin called for a vote to table Resolution 20-Port-11. Vote: Chair Maupin – No, Commissioner Birdsong – Yea, Commissioner Butler – Yea, Commissioner Hejna – No, Commissioner Hunter – Nay, Commissioner Kleinknecht – Nay, Commissioner McMurtrey – Nay. The vote was 5 Nays/2 Yeas to table the resolution. The motion failed. Chair Maupin called for a motion to approve Resolution 20-Port-11. Commissioner Hejna with a second from Commissioner Hunter made a motion to approve Resolution 20-Port-11. The resolution was approved by a vote of 5/2.

Approval of a Management Agreement with the St. Louis Economic Development Partnership

Chair Maupin reminded the Board that the requested action is to ratify the verbal agreement approved last month in closed session. He noted that the Partnership Board has approved the agreement. Mr. Ruben told the Board that agreement is for seven-months with a flat monthly fee

for Partnership services. The Partnership will provide detailed monthly reports for analysis by the Board. He stated that the contract is not renewable and that the Board will be able to evaluate and renegotiate the services and fees, if they decide to renew the Agreement. After discussion, Chair Maupin called for a motion to approve Resolution 20-Port-12. Commissioner Hejna with a second from Commissioner Kleinknecht made a motion to approve the resolution. The resolution was approved by a vote of 5/2.

Approval of the Fiscal Year 2020 Port Budget

The Resolution was tabled.

Financial Report

Chair Maupin called on Donetta Kowalski to review the Financial Reports. Ms. Kowalski reviewed the February 2020 Financial and Balance Sheet reports with the Board. As there were no questions, the report was accepted.

Chair Report

Chair Maupin called on Rodney Crim to speak about the letter from County Executive Sam Page regarding the health crisis and economic impact of the COVID-19 virus and its effect on the community. Mr. Crim told the Board that various organizations have formed a Regional Economic Development Group to collaborate to assist small businesses during the crisis. They would like to establish a short-term loan fund for small businesses to help get money flowing in the community. They would also provide these businesses with resources in addition to the funding. The program would be called the Small Business Resource Program. The group is in the process of putting together a proposal and would like to bring it to the Port Board to request their participation at the next board meeting, if not before. Mr. Crim will provide a list of the organizations taking part in the program.

Chair Maupin asked Mary McMurtrey to speak about the grant review process. Commissioner McMurtrey said that the subcommittee has met and discussed a giving structure that informs how the Port will evaluate grants and their relationship to economic development. Additionally, she indicated that the subcommittee has reviewed all grant applications. She said that some grants will be presented for approval at the April board meeting. The committee is requesting additional information from some organizations that had applications that showed promise but which the subcommittee did not feel comfortable recommending until they received responses to their questions. Commissioner McMurtrey also stated that other applications did not fit the grant requirements and will not be considered for funding.

Other Business

None.

Closed Session

Chair Maupin asked for a vote to enter closed session to discuss legal matters as provided under section 610.021(1) RSMO, real estate matters as provided under section 610.021(2) and personnel matters under section 610.021(3).

Chair Maupin called for a vote to enter closed session. Vote: Chair Maupin – Yea, Commissioner Birdsong – Yea, Commissioner Butler – Yea, Commissioner Hejna – Yea, Commissioner Kleinknecht - Yea, Commissioner Hunter – Yea, and Commissioner McMurtrey – Yea. Pursuant to the roll call vote, the Commissioners entered closed session at 5:45 PM.

Chair Maupin asked for a motion to exit closed session. Commissioner Birdsong, with a second from Commissioner Hunter, moved to exit closed session. Vote: Chair Maupin – Yea, Commissioner Birdsong – Yea, Commissioner Butler – Yea, Commissioner Hejna – Yea, Commissioner Kleinknecht – Yea, Commissioner Hunter– Yea, and Commissioner McMurtrey – Yea. Pursuant to the roll call vote, the Commissioners exited closed session at 6:15 PM.

Adjournment

As there was no other business to discuss, Chair Maupin asked for a motion to adjourn. Commissioner Birdsong, with a second from Commissioner Hunter, moved to adjourn. The Commissioners approved the motion to adjourn. The meeting adjourned at 6:16 PM.

Next Meeting

The next regularly scheduled meeting of the Board of Commissioners of the St. Louis County Port Authority is April 16, 2020, at 4:00 PM, 7733 Forsyth Blvd., Room 2203, St. Louis, MO 63105.

Contract Report

Contract Report
April 16, 2020

1. Frontenac Engineering – MSD required inspection of Lemay Plaza - \$600.00
2. The Board Up Co – Secure all openings and re-secure all boards that are falling at Jamestown Mall. Build new walls at four openings. \$5,875.00

Invoice Spreadsheet

St Louis Economic Development Partnership
 Checks Paid and Checks to be Paid
 From 3/13/2020 Through 4/7/2020
 200 - PORT AUTHORITY OF ST LOUIS COUNTY

Vendor ID	Vendor Name	Invoice #	Check Number	Effective Date	Check Amount	Transaction Description
<u>Invoices Paid Since last report date of 3/12/2020</u>						
20	AMERENUE	AUTO0224209854	104356	3/19/2020	62.77	ELECTRICTY
2115	CITY OF MARYLAND HEIGHTS	030620CITY	185910	3/26/2020	500,000.00	PORT REINVESTMENT FUND GRANTEE
2391	FRONTENAC ENGINEERING GROUP INC	47494	185934	4/2/2020	1,800.00	501 S BRENTWOOD-GRADING ANALYSIS
2346	GILBERT KLEINKNECHT	0309208151	185935	4/2/2020	300.00	FY20 PORT BOARD STIPEND PAID \$300/QTR
2347	JOHN W MAUPIN	0309202964	185937	4/2/2020	300.00	FY20 PORT BOARD STIPEND PAID \$300/QTR
2348	MIKE HEJNA	0309208318	185941	4/2/2020	300.00	FY20 PORT BOARD STIPEND PAID \$300/QTR
345	MISSOURI AMERICAN WATER	AUTO033020245	104368	3/20/2020	340.16	WATER SERVICE
345	MISSOURI AMERICAN WATER	033020175	185917	3/26/2020	345.33	WATER SERVICE
345	MISSOURI AMERICAN WATER	AUTO033020245	185942	4/2/2020	340.16	WATER SERVICE
2343	ROBERT BIRDSONG	0309200777	185949	4/2/2020	300.00	FY20 PORT BOARD STIPEND PAID \$300/QTR
2344	ROBERT BUTLER	0309207066	185950	4/2/2020	300.00	FY20 PORT BOARD STIPEND PAID \$300/QTR
497	ST LOUIS PARKING COMPANY	554219	185921	3/26/2020	124.00	SEPTEMBER PARKING
497	ST LOUIS PARKING COMPANY	560209	185922	3/26/2020	102.00	OCTOBER PARKING
497	ST LOUIS PARKING COMPANY	565681	185923	3/26/2020	100.00	NOVEMBER PARKING
497	ST LOUIS PARKING COMPANY	571245	185924	3/26/2020	41.00	DECEMBER PARKING
497	ST LOUIS PARKING COMPANY	577780	185925	3/26/2020	100.00	JANUARY PARKING
789	TERRY LANDSCAPING AND LAWN CARE	1253	185926	3/26/2020	525.00	ADDITIONAL GRASS CUTTING SERVICES - PORT PROPERTIES
Total Paid					<u>505,380.42</u>	

Vendor ID	Vendor Name	Invoice #	Check Number	Due Date	Check Amount	Transaction Description
<u>Invoices to be Paid Since last report date of 3/12/2020</u>						
2355	AMY HUNTER	0309200342		4/9/2020	300.00	FY20 PORT BOARD STIPEND PAID \$300/QTR
2393	HALO INVESTMENTS LLC	031920HALO		4/9/2020	300.00	2ND QUARTER PORT BOARD STIPEND
345	MISSOURI AMERICAN WATER	AUTO042920246		4/22/2020	340.16	WATER SERVICE
498	ST LOUIS POST-DISPATCH	030120STLO		4/2/2020	1,530.44	CLASSIFIED PACKAGE ACCT#220-60007672
2334	THE BOARD UP CO	021320THEB		4/9/2020	5,875.00	JAMESTOWN MALL-SECURE ALL PROPERTY OPENINGS
860	FRANCE MEDIA, INC	2020-35261		4/16/2020	237.50	JAMESTOWN MALL RFP AD INSERTION
	SANDBERG PHOENIX	537732			4,139.08	GENERAL COUNSEL
	SANDBERG PHOENIX	577735			429.45	LEMAY STREETSCAPE
	SANDBERG PHOENIX	537736			28.93	IN CITY FARMS
	CED-SOLUTIONS	INVOICE #10			13,570.00	ADMINISTRATIVE/PROGRAM MANAGEMENT
	FRONTENAC ENGINEERING	47641			600.00	LEMAY PLAZA BMP
Total Paid					<u>27,350.56</u>	
Report Total					<u>532,730.98</u>	

JB Marine Lease

March 27, 2020

Mr. George Foster
Jefferson Barracks Marine Service, Inc.
PO Box 510320
4190 Bussen Road
St. Louis, MO 63151-0320

Dear Mr. Foster:

Per our agreement dated April 1, 2002, the annual fixed rent for facilities you lease at the National Lead Site is scheduled to increase every second year based on the Consumer Price Index for All Urban Consumers. In accordance with the agreement, beginning April 1, 2020 your annual fixed rent is \$179,334.55 due in twelve equal monthly installments of \$14,944.55.

Thank you for your attention to this matter. If you have any questions, please feel free to call me at 314-615-7674.

Sincerely,



Donetta Kowalski
Chief Financial Officer

cc: Kimberley Diamond, General Counsel

Rent Calculation for lease between St. Louis County Port Authority and Jefferson Barracks Marine Service

No. Years	Rent Start Date	Rent End Date	CPI Date	CPI	CPI Percent	Base Rental Amount	Annual Fixed Rent	Monthly Fixed Rent
					Increase + 100%			
1	4/1/2002	3/31/2003	Jan 2002	177.100		125,025.00	125,025.00	10,418.75
2	4/1/2003	3/31/2004	Jan 2003	181.700	102.60%	128,272.40	125,025.00	10,418.75
3	4/1/2004	3/31/2005	Jan 2004	185.200	101.93%	130,743.25	130,743.25	10,895.27
4	4/1/2005	3/31/2006	Jan 2005	190.700	102.97%	134,626.02	130,743.25	10,895.27
5	4/1/2006	3/31/2007	Jan 2006	198.300	103.99%	139,991.29	139,991.29	11,665.94
6	4/1/2007	3/31/2008	Jan 2007	202.416	102.08%	142,897.01	139,991.29	11,665.94
7	4/1/2008	3/31/2009	Jan 2008	211.080	104.28%	149,013.42	149,013.42	12,417.79
8	4/1/2009	3/31/2010	Jan 2009	211.143	100.03%	149,057.90	149,013.42	12,417.79
9	4/1/2010	3/31/2011	Jan 2010	216.687	102.63%	152,971.72	152,971.72	12,747.64
10	4/1/2011	3/31/2012	Jan 2011	220.223	101.63%	155,467.99	152,971.72	12,747.64
11	4/1/2012	3/31/2013	Jan 2012	226.665	102.93%	160,015.76	160,015.76	13,334.65
12	4/1/2013	3/31/2014	Jan 2013	230.280	101.59%	162,567.80	160,015.76	13,334.65
13	4/1/2014	3/31/2015	Jan 2014	233.916	101.58%	165,134.66	165,134.66	13,761.22
14	4/1/2015	3/31/2016	Jan 2015	233.707	99.91%	164,987.11	165,134.66	13,761.22
15	4/1/2016	3/31/2017	Jan 2016	236.916	101.37%	167,252.53	167,252.53	13,937.71
16	4/1/2017	3/31/2018	Jan 2017	242.839	102.50%	171,433.91	167,252.53	13,937.71
17	4/1/2018	3/31/2019	Jan 2018	247.867	102.07%	174,983.47	174,983.47	14,581.96
18	4/1/2019	3/31/2020	Jan 2019	251.712	101.55%	177,697.87	174,983.47	14,581.96
19	4/1/2020	3/31/2021	Jan 2020	257.971	102.49%	179,334.55	179,334.55	14,944.55
20	4/1/2021	3/31/2022	Jan 2021				179,334.55	14,944.55
21	4/1/2022	3/31/2023	Jan 2022					
22	4/1/2023	3/31/2024	Jan 2023					
23	4/1/2024	3/31/2025	Jan 2024					
24	4/1/2025	3/31/2026	Jan 2025					
25	4/1/2026	3/31/2027	Jan 2026					

Rent Calculation for lease between St. Louis County Port Authority and Jefferson Barracks Marine Service

No. Years	Rent Start Date	Rent End Date	CPI Date	CPI		Base Rental Amount	Annual Fixed Rent
				CPI	Percentage Increase		
1	4/1/2002	3/31/2003	Jan 2002	177.1		125,025.00	125,025.00
2	4/1/2003	3/31/2004	Jan 2003	181.7	2.60%	128,272.40	
3	4/1/2004	3/31/2005	Jan 2004	185.2	1.93%	130,743.25	130,743.25
4	4/1/2005	3/31/2006	Jan 2005	190.7	2.97%	134,626.02	
5	4/1/2006	3/31/2007	Jan 2006	198.3	3.99%	139,991.29	139,991.29
6	4/1/2007	3/31/2008	Jan 2007	202.416	2.08%	142,897.01	
7	4/1/2008	3/31/2009	Jan 2008	211.08	4.28%	149,013.42	149,013.42
8	4/1/2009	3/31/2010	Jan 2009	211.143	0.03%	149,057.90	
9	4/1/2010	3/31/2011	Jan 2010	216.687	2.63%	152,971.72	152,971.72
10	4/1/2011	3/31/2012	Jan 2011	220.223	1.63%	155,467.99	
11	4/1/2012	3/31/2013	Jan 2012	226.665	2.93%	160,015.76	160,015.76
12	4/1/2013	3/31/2014	Jan 2013	230.28	1.59%	162,567.80	
13	4/1/2014	3/31/2015	Jan 2014	233.916	1.58%	165,134.66	165,134.66
14	4/1/2015	3/31/2016	Jan 2015	233.707	-0.09%	164,987.11	
15	4/1/2016	3/31/2017	Jan 2016	236.916	1.37%	167,252.53	167,252.53
16	4/1/2017	3/31/2018	Jan 2017	242.839	2.50%	171,433.91	
17	4/1/2018	3/31/2019	Jan 2018	247.867	2.07%	174,983.47	174,983.47
18	4/1/2019	3/31/2020	Jan 2019				
19	4/1/2020	3/31/2021	Jan 2020				
20	4/1/2021	3/31/2022	Jan 2021				
21	4/1/2022	3/31/2023	Jan 2022				
22	4/1/2023	3/31/2024	Jan 2023				
23	4/1/2024	3/31/2025	Jan 2024				
24	4/1/2025	3/31/2026	Jan 2025				
25	4/1/2026	3/31/2027	Jan 2026				

Resolution 20-Port- 17
Port Reinvestment
Grant Funding

**RESOLUTION APPROVING VARIOUS AWARDS OF FINANCIAL ASSISTANCE
PURSUANT TO THE ST. LOUIS COUNTY PORT AUTHORITY COMMUNITY
REINVESTMENT PROGRAM**

WHEREAS, the St. Louis County Port Authority (the “Port”) is organized for the purpose of promoting the general welfare, promoting development, encouraging private capital investment by fostering the creation of industrial facilities and industrial parks, endeavoring to increase the volume of commerce, and promoting the establishment of a foreign trade zone within the port district, which includes all of St. Louis County, Missouri; and

WHEREAS, Pinnacle Entertainment, Inc. (“Pinnacle”) and the Port entered into a Lease and Development Agreement dated August 12, 2004, as amended, (the “Lease”) under which Pinnacle constructed and operates the River City Casino and pays rent to the Port (the “Pinnacle Rent”); and

WHEREAS, by Resolution No. 10-Port-03, adopted by the Board of Commissioners on March 9, 2010, and as modified by Resolution No. 19-Port-05, approved July 18, 2019, the Port approved the St. Louis County Port Authority Community Reinvestment Program (the “Community Reinvestment Program”) which established procedures and guidelines for evaluating funding opportunities for the use of the Pinnacle Rent; and

WHEREAS, the Port utilizes an application review committee (the “Review Committee”), composed of members of the Board of Commissioners and supported by staff for the Port, to review applications and make funding recommendations for the Community Reinvestment Program; and

WHEREAS, pursuant to Community Reinvestment Program guidelines, staff for the Port received application materials from various not-for-profit organizations that operate in St. Louis County; and

WHEREAS, the Review Committee evaluated those application materials pursuant to the funding criteria for the Community Reinvestment Program and recommends awarding financial assistance to the applicants identified in **Exhibit A** (collectively, the “Grant Recipients”) in the amounts and for the purposes detailed therein (the “Financial Assistance”); and

WHEREAS, staff for the Port recommends that the Port enter into grant agreements with the Grant Recipients to govern the use and expenditure of the Financial Assistance (the “Grant Agreements”).

NOW, THEREFORE, be it resolved by the Board of Commissioners of the St. Louis County Port Authority as follows:

1. The Grant Recipients recommended by the Review Committee and identified in **Exhibit A** are hereby approved to receive the Financial Assistance.
2. Staff for the Port is hereby authorized to enter into Grant Agreements with the Grant Recipients to provide the Financial Assistance in the amounts and for the purposes identified in **Exhibit A**.
3. The Financial Assistance for each of the Grant Recipients shall not exceed the amount identified in **Exhibit A** and shall be used only for the purposes identified in **Exhibit A** as further detailed in the Grant Recipients' application materials submitted to the Review Committee, unless otherwise approved by a vote of this Board.
4. The Chair or other authorized signatories are hereby authorized to execute on behalf of the Port all documents necessary to finalize the Grant Agreements and to otherwise effectuate the intent of this Resolution.
5. The Chair and appropriate designees are hereby authorized to take all other actions necessary to effectuate the intent of this Resolution.

Adopted by the Board of Commissioners this 16th day of April, 2020.

ATTEST

ST. LOUIS COUNTY PORT AUTHORITY

Chair

EXHIBIT A

2019-2020 Port Reinvestment Fund Grant Applicant Awardee List

Applicant	Project Description	Location/Geography Served	Amount Requested	Total Project Cost	Prior Grantee	Amount Awarded
1. Affton Athletic Complex	"Early steps" A/E services for design of new ice rink complex	Affton/Affton, South County/City and So Ill./SoCo high schools	\$75,000 now (\$7M overall)	\$14M (design and construction)	Yes	\$75,000 (A&E costs only)
2. Beyond Housing	Construction of commercial kitchen to provide training and career opportunities for residents in 24:1 Community.	Pagedale/24:1-Normandy School District communities focus	\$850,000	\$1.2M	Yes	\$850,000
3. Boys and Girls Club	1) Analysis and planning for Virtual Career Planning Center in Teen Center for Excellence (addresses digital divide) 2) Four vehicles and drivers for two years to transport kids to Teen Center of Excellence	Ferguson/Greater North County-St. Louis Promise Zone	1) \$163,669 2) \$867,388 (\$216,847 per bus)	\$380,516-\$1,031,057	Yes	\$163,669 for Virtual Career Planning Center analysis and planning
4. Feed My People	Construct ADA accessible bathrooms in this food pantry	Lemay (63125)/11 zip code area, primarily South County	\$73,000	\$75,000	Yes	\$73,000
5. Forward Through Ferguson	Expand Racial Equity Roundtable program to foster development of diversity, equity and inclusion practices in	St. Louis region	\$25,000	\$76,125-\$81,875	No	\$25,000

Applicant	Project Description	Location/Geography Served	Amount Requested	Total Project Cost	Prior Grantee	Amount Awarded
	participating member organizations					
6. Lemay Child and Family Center	Strengthen trauma informed early childhood education through additional staff and parent education and expanded role for Family Resource Specialist	Lemay	\$40,000	\$1,179,470 (overall center operations)	Yes	\$40,000
7. Legal Services of Eastern Missouri	Expand micro-enterprise program providing free legal and educational services for minority and women entrepreneurs focusing on North St. Louis County and in support of Urban League programming	Services offered at locations in North County	\$295,088	\$859,881	Yes	\$295,088
8. Spanish Lake CDC	Pre-development activities to implement redevelopment of retail opportunity hub in accordance with Bellefontaine Corridor	Bellefontaine Road from Trampe to Parker and 1600-1699 Pattern Drive/Surrounding community	\$125,000	\$150,000	No	\$125,000
9. The Housing Partnership	Home repair program for LMI families (minimum of 26 homes)	Lemay, Affton and Mehlville	\$450,000	\$809,600	Yes	\$450,000

Resolution 20-Port-13
FY 2020 Budget

RESOLUTION APPROVING THE FISCAL YEAR 2020 BUDGET

WHEREAS, pursuant to an agreement between the St. Louis County Port Authority (the “Port”) and the St. Louis Economic Development Partnership (“SLEDP”), SLEDP agreed to provide various administrative services to the Port (the “Agreement”); and

WHEREAS, in consideration of the services to be provided, the Port shall pay to SLEDP a fee of Thirty Three Thousand Dollars (\$33,000) per month, which shall be payable on the first (1st) day of each month during the term of the Agreement, or at such other times and dates as the parties may agree; and

WHEREAS, pursuant to the Agreement, SLEDP staff, including staff serving the Port, prepared a budget on behalf of the Port for fiscal year 2020 (the “2020 Budget,” attached hereto as **Exhibit A**), which has been presented to this Board for review.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the St. Louis County Port Authority as follows:

1. The fiscal year 2020 Budget, as presented to and reviewed by the Board of Commissioners, is hereby approved and shall continue in full force and effect until such time as a new budget is approved.
2. The Chair and appropriate designees are hereby authorized to take all actions reasonably necessary to effectuate the intent of this Resolution.

Adopted by the Board of Commissioners this 16th day of April, 2020.

ATTEST

ST. LOUIS COUNTY PORT AUTHORITY

EXHIBIT A

2020 Budget