

**MINUTES**  
**PORT AUTHORITY COMMISSION OF THE CITY OF ST. LOUIS**  
**BOARD OF COMMISSIONERS**  
**REGULAR BOARD MEETING VIA ZOOM**  
**SLDC BOARD ROOM**  
APRIL 8, 2021, 9:00 A.M.

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**COMMISSIONERS**

(All present via Zoom) Matthew S. McBride, Chairman  
Aldерwoman Marlene Davis  
Joan K. Miller, Vice Chairman  
Jamie Wilson, Director of Streets  
William Albert Kay, Jr.

**COMMISSIONERS**

**ABSENT:** Taunia Allen Mason, Treasurer  
(One Commission vacancy)

**STAFF**

**PRESENT:** Susan Taylor; Otis Williams; Roland Comfort; John Parker  
Rob Orr; David Meyer; James Morrow; Amanda Bloomfield; Janet  
Harris;

**GUESTS**

Daniel Cook, Matt Brendle, Joel Brown, Mark Spykerman, Gerard  
Connolly

**MEDIA**

**PRESENT:** None

**CALL TO ORDER**

A quorum being present, Chairman McBride called the Regular Board Meeting to order on Thursday, April 8, 2021, at 9:08 a.m., and asked for a roll call of the Commissioners present. (Commissioner McBride, Miller, Kay, and Wilson) Two Commissioners were absent (Commissioner Mason and Davis).

**Roll Call:**

Chairman McBride – Present  
Commissioner Miller - Present  
Commissioner Kay - Present  
Commissioner Wilson – Present

**APPROVAL OF MINUTES – REGULAR BOARD MEETING**

Chairman McBride called for a motion to approve the Minutes of the February 11, 2021 Regular Board Meeting. Commissioner Miller made a motion to approve the Minutes and Commissioner Kay seconded the motion; roll was called; and the Minutes of the February 11, 2021 Regular Board Meeting was approved with four (4) Commissioners present voting Aye (McBride, Miller, Kay, and Wilson) and one (1) Commissioner abstained (Commissioner Davis).

**Roll Call:**

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Abstain  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**RESOLUTION No. 21-PT-9** – RESOLUTION REQUESTING APPROVAL FOR NEW LEASE WITH CENTER POINT TERMINAL COMPANY (CENTER POINT) AT THEIR CURRENT MULLANPHY STREET LOCATION (PIN #1)

Susan Taylor presented the Resolution to the Commissioners reporting that The Authority has negotiated a new mooring lease for Center Point located at Mullanphy Street, and is seeking approval of the lease. Center Point current lease began in 1996 and will terminate on June 4, 2021, therefore they are requesting another up to 25-year mooring lease that would start on June 5, 2021 and have an initial term of ten years.

After discussion, Chairman McBride called for a motion for approval of Resolution 21-PT-09. Commissioner Wilson made a motion to approve the Resolution, and Commissioner Miller seconded the motion; roll was called; and the motion to approve the Resolution passed with all five (5) Commissioners present (McBride, Miller, Davis, Kay, and Wilson) voting Aye.

**Roll Call:**

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Aye  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**RESOLUTION No. 21-PT-10** – RESOLUTION APPROVING ASSIGNMENT OF LEASE BY FRED WEBER INC. (FW), ASSUMPTION OF SAME BY NEW FRONTIER MATERIALS OPERATIONS ALPHA LLC (NFMOA), LESSOR’S CONSENT TO FW, AND A FIVE-YEAR AMENDED LEASE EXTENSION WITH NFMOA (PIN #10)

Susan Taylor presented the Resolution to the Commissioners explaining Fred Weber Inc. has requested an assignment of its lease located at Rutger Street and to exercise its first five-year extension. Fred Weber operates a construction materials facility immediately south of the MacArthur Bridge, moving sand, gravel, and other construction-related commodities across its dock. It has recently sold its asphalt and stone operations assets to NFMOA, which will continue to use this location as Fred Weber has been. The Authority has given its lessor consent to the

Assignment and negotiated higher lease rates. The Authority now seeks approval of the Assignment and lease extension.

After discussion, Chairman McBride called for a motion for approval of Resolution 21-PT-10. Commissioner Miller made a motion to approve the Resolution, and Commissioner Wilson seconded the motion; roll was called; and the motion to approve the Resolution passed with all five (5) Commissioners present (McBride, Miller, Davis, Kay, and Wilson) voting Aye.

Roll Call:

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Aye  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**RESOLUTION No. 21-PT-11** – RESOLUTION APPROVING ASSIGNMENT OF LEASE BY FRED WEBER INC. (FW), ASSUMPTION OF SAME BY NEW FRONTIER MATERIALS OPERATIONS ALPHA LLC (NFMOA), LESSOR’S CONSENT TO FW, AND A FIVE-YEAR AMENDED LEASE EXTENSION WITH NFMOA (PIN #47)

Susan Taylor presented the Resolution to the Commissioners explaining Fred Weber Inc. has requested an assignment of its lease located at Rutgers Street and to exercise its first five-year extension. Fred Weber operates a construction materials facility immediately south of the MacArthur Bridge, moving sand, gravel, and other construction-related commodities across its dock. It has recently sold its asphalt and stone operations assets to NFMOA, which will continue to use this location as Fred Weber has been. The Authority has given its lessor consent to the Assignment and negotiated higher lease rates. The Authority now seeks approval of the Assignment and lease extension. The Authority has negotiated higher square foot and linear foot rates and is seeking approval of the 5-year extension at the amended rates.

After discussion, Chairman McBride called for a motion for approval of Resolution 21-PT-11. Commissioner Miller made a motion to approve the Resolution, and Commissioner Davis seconded the motion; roll was called; and the motion to approve the Resolution passed with all five (5) Commissioners present (McBride, Miller, Davis, Kay, and Wilson) voting Aye.

Roll Call:

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Aye  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**RESOLUTION No. 21-PT-12** – RESOLUTION AUTHORIZING AND APPROVING THE FISCALYEAR 2022 PORT AUTHORITY BUDGET

Charlie Hahn reported the budget for July 1, 2021 – June 30, 2022. Each year, the Port Authority prepares a budget for the Port Development Fund for the ensuing fiscal year. The budget is

presented to the Port Authority Commission and sent to the City Budget Office for inclusion in the overall City budget. The Resolution authorizes and approves the Port Authority annual budget.

After Charlie Hahn answered questions from the Commissioners, Chairman McBride called for a motion to approve Resolution 21-PT-12. Commissioner Miller made a motion to approve the Resolution, and Commissioner Kay seconded the motion; roll was called; and the motion to approve the Resolution passed with all five (5) Commissioners present (McBride, Miller, Davis, Kay, and Wilson) voting Aye.

Roll Call:

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Aye  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**RESOLUTION No. 21-PT-13** – RESOLUTION APPROVING LEASE WITH TERMINAL RAILROAD ASSOCIATION OF ST. LOUIS (TRRA) FOR TRACK ON 2226 NORTH 1 ST STREET AND 14 NORTH MARKET STREET (PIN #41-7)

Susan Taylor presented the Resolution to the Commissioners, Terminal Railroad Association of St. Louis (TRRA) was renting about 93K square feet (SF) of ground around the #5 Clinton warehouse. Approximately 22K SF had no track and the Authority revised TRRA’s rental to roughly 71K SF of track. TRRA currently operates the rental under a permit from the Board of Public Service. The Authority is seeking to enter into a 25-year lease with TRRA.

After discussion. Chairman McBride called for a motion for approval of Resolution 21-PT-13. Commissioner Davis made a motion to approve the Resolution, and Commissioner Wilson seconded the motion; roll was called; and the motion to approve the Resolution passed with all five (5) Commissioners present (McBride, Miller, Davis, Kay, and Wilson) voting Aye.

Roll Call:

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Aye  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**RESOLUTION No. 21-PT-14** – RESOLUTION RATIFYING A MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) GRANT APPLICATION, AND APPROVING A GRANT AGREEMENT AND EXECUTION OF A PROJECT AT 2226 N. 1ST STREET

Susan Taylor presented the Resolution to the Commissioners reporting that in June of 2020, the Authority submitted grant applications to MODOT for FY21 Capital Improvement Funds for improvements to the warehouse at 2226 N. 1<sup>st</sup> Street. This Resolution ratifies the grant

application, authorizes entry into the necessary grant agreement, and approves the execution of #5 Clinton's Floor Upgrade Project.

After discussion. Chairman McBride called for a motion for approval of Resolution 21-PT-14. Commissioner Miller made a motion to approve the Resolution, and Commissioner Davis seconded the motion; roll was called; and the motion to approve the Resolution passed with all five (5) Commissioners present (McBride, Miller, Davis, Kay, and Wilson) voting Aye.

Roll Call:

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Aye  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**RESOLUTION No. 21-PT-15** – RESOLUTION STATING THE INTENT OF THE PORT AUTHORITY TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS IN THE AGGREGATE PRINCIPAL AMOUNT OF \$7,500,000 IN FURTHERANCE OF A PROJECT FOR RB STL ARCH LLC

Susan Taylor presented the Resolution to the Commissioners, RB STL ARCH LLC is the owner of the Hilton Hotel located at 400 Olive Street within the Port Authority's port district boundaries. RB STL ARCH LLC proposes to renovate the hotel by acquiring and installing approximately \$3,025,000 of new furniture and equipment. The company has requested that the Port Authority participate in an industrial revenue bond transaction to facilitate 10 years of personal property tax abatement on the Project Equipment and a sales tax exemption on the construction materials used in constructing the Project Improvements. The speakers present representing the project were Daniel Cook with Cook and Riley Law, Mark Spykerman with Gilmore & Bell, P.C. and Matt Brendle, and Joel Brown with RB STL ARCH LLC.

After detailed discussion and the Commissioners questions were answered. Chairman McBride called for a motion for approval of Resolution 21-PT-15. Commissioner Miller made a motion to approve the Resolution, and Commissioner Davis seconded the motion; roll was called; and the motion to approve the Resolution passed with all five (5) Commissioners present (McBride, Miller, Davis, Kay, and Wilson) voting Aye.

Roll Call:

Chairman McBride – Aye  
Commissioner Miller– Aye  
Commissioner Davis– Aye  
Commissioner Kay – Aye  
Commissioner Wilson – Aye

**PORT AUTHORITY FINANCIAL REPORT**

Charlie Hahn reported the Financials on the assets, liabilities, revenues and expenses ending December 31, 2021.

Susan Taylor reported on the Rail Project at the Municipal River Terminal stating once the bill grant is issued, there will be more goods moved by rail which would increase tonnage and fleeting royalties.

**OPEN AGENDA**

Otis Williams gave kudos to the Port staff and Charlie Hahn for the retrieval of revenue throughout the year. He also is in hopes of the extension of the Port boundaries sometime soon.

Commissioner McBride congratulated Alderwoman Davis on her re-election.

Commissioner Kay acknowledged and gave remembrance of the passing of Mr. Nick Nichols' 2-year Anniversary approaching on April 9, 2021. Otis Williams spoke briefly on Nick's contribution to the Port Authority, SLDC and the Air Force.

**ADJOURNMENT**

Chairman McBride called for a motion to adjourn; Commissioner Miller made a motion to adjourn and Commissioner Davis seconded, Chairman McBride declared that the meeting was adjourned by all at 10:25 a.m.

Respectfully submitted,

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Matthew S. McBride, Chairman

MM/bw