

OPEN MEETING MINUTES OF THE ST. JOSEPH REGIONAL PORT AUTHORITY

Board of Commissioners
May 23, 2019

2019 NOV 18 AM 9:10

Members Present: Dick DeShon, Terry McClatchey, Mark Woodbury, Ron Blakely, RT Turner, Ken Beck

Others Present: Brad Lau, Bill Becker (Transport 360), Marty Novak (City Representative) Andy Macias (Snyder & Associates), Tina Redick

1. CALL TO ORDER

After a quorum was determined the meeting was called to order by Dick DeShon at 7:30 a.m.

2. VOTE TO APPROVE OPEN MEETING MINUTES FROM THE MEETING OF:

- February 22, 2019

Dick DeShon requested that Commissioners review the minutes. After review, there being no changes, the minutes were approved by unanimous consent as submitted.

3. APPROVAL OF FINANCIALS

Brad Lau went over the financials for period ending April 30, 2019. Dick DeShon asked if the lease of \$10,670.85, was associated with the Union Pacific (UP) lease. Lau stated UP's real estate department, based on their survey's, determined there was a section of land between the Port Authority's property and the UP rail spur that the Port Authority had to lease in order to utilize the spur. This is in addition to the rail spur track agreement that Transport 360 pays. Lau believed it was an annual lease. Lau was instructed by the Board, that if the Port was invoiced in 2019, to try to negotiate a better lease rate now that UP is securing business at the port.

A motion to approve the financials was made by Mark Woodbury and seconded by Terry McClatchey. Motion approved.

4. DISCUSSION OF CHANGE ORDER #1, CHANGE ORDER #2, AND DIRECT PURCHASE OF RANCO CONVEYOR

Brad Lau referred members to the memorandum in their packets that was sent to them on Tuesday, May 21, 2019. Andy Macias reviewed what was in Change Order #1, Change Order #2, and the Ranco Conveyor. Brad Lau discussed the funding budget sheet that was attached to the Memorandum to the Commissioners that was in their packet dated May 21, 2019, showing the overall project budget, match requirements and line of credit estimates. Terry McClatchey requested that the checking reserve be left at \$50,000 versus \$75,000 as both options were shown on the sheet, in order to reduce interest expense. McClatchey said if additional funds are needed the line of credit is available. Lau stated Change Order #1 had been verbally approved. Even though Board approval is being requested on Change Order #2 and the direct purchase of the conveyor, it would not move forward unless MoDOT approval is provided

A motion to approve Change Order #1 in the amount of \$123,500 was made by Ken Beck and seconded by Ron Blakely. Motion approved.

A motion to approve Change Order #2 in the amount of \$49,369.00 was made by R.T. Turner and seconded by Ken Beck. Motion approved.

A motion to approve the direct purchase of the paddle conveyor associated with Change Orders #1 and #2 in the amount of \$76,300.00 was made by Mark Woodbury and seconded by Terry McClatchey. Motion approved.

5. RESOLUTION FOR AUTHORIZATION FOR EXECUTIVE DIRECTOR TO EXECUTE FY2020 ADMINISTRATIVE GRANT AGREEMENT WITH MoDOT

Brad Lau said a copy of the Resolution authorizing the Executive Director to execute the Administrative FY2020 Grant with MoDOT was in their packet. Typically, the grant agreements are received in July after the start of the fiscal year.

A motion authorizing the Resolution was made by R.T. Turner and seconded by Ken Beck. Motion approved.

6. TRANSPORT 360 UPDATE BY BILL BECKER

Bill Becker discussed the opportunities his team is working on. The river levels and flooding of both the Missouri River and now the Mississippi are complicating and delaying barge traffic on the river this year. They are hopeful to have an outbound DDG barge in mid-June, with total barges serviced during the navigation season of 8 to 10. This is all dependent on the river being navigable. The flooding in March cost the port about 5 weeks of rail service. Becker is optimistic the port will continue to become more active and profitable. Becker also discussed his exploration of handling containers at the port. Brad Lau said the port should probably keep in the back of their minds to have the infrastructure of the mooring cells, dock, and dolphins examined at some point to make sure the flooding did not impact them. There was discussion about FEMA possibly helping with some of the flooding costs.

7. OTHER BUSINESS

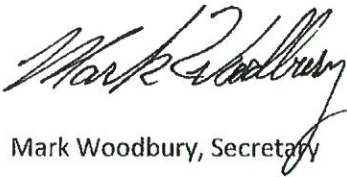
Brad Lau discussed future meetings. August would be the next quarterly meeting and November following that. It was the consensus of the board to go with August 22, 2019, and to determine a date at the August meeting for the November quarterly meeting.

Brad Lau discussed establishing a committee of Mark Woodbury, Terry McClatchey, and Brad Lau to negotiate an Updated Lease and Operating Agreement with Transport 360 for approval at the August 22, 2019, meeting. The updated agreement would take into effect the new capital assets Transport 360 will have access to following completion of the Building #2 Construction project. It was the consensus of the Board to establish the committee and was to be so reflected in the minutes.

8. ADJOURN

With no other business to be discussed, the meeting adjourned at 8:45 a.m.

Respectfully submitted,



Mark Woodbury, Secretary