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City of St. Louis Port Authority
REGULAR BOARD MEETING – REGULAR SESSION VIA ZOOM
August 13, 2026 at 9:00 a.m.

AGENDA

In order to ensure that the Board and the public are able to connect successfully, we recommend that you call in or join via Zoom starting at 8:45 a.m. to allow time to correct any connection issues. The host will open the phone line and initiate the meeting at that time. Should you have a problem accessing the meeting, please call (314) 657-3749 for assistance. Access to the meeting can be done in two ways:

Via Zoom at:
https://us02web.zoom.us/j/89826710248?pwd=Um5PQU1ZUDZpTTJzejFhUTllUDNxUT09
Webinar ID: 898 2671 0248 and Password: 364404

Via Phone at: (929) 205-6099 with Webinar ID: 898 2671 0248

Zoom may be accessed at www.zoom.us and instructions on its use are available at: https://support.zoom.us/hc/en-us

Accessibility: Persons who need accommodations relating to accessibility should contact Rojeana Helms at helmsr@stlouis-mo.gov or by phone at (314) 657-3838, or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES- JULY 9, 2026 REGULAR BOARD MEETING

RESOLUTION 26-PT-32: RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (WINLAND FOODS, INC. PROJECT), SERIES 2026, IN THE MAXIMUM PRINCIPAL AMOUNT OF $38,500,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO

The official Agenda was posted on the bulletin board in the first-floor lobby of 1520 Market Street prior to 9:00 AM, August 12, 2026, and items may be withdrawn or modified during the public meeting at the discretion of the Board.

OPEN AGENDA

STATE AND FEDERAL LOBBYISTS' FY 2026Q2 REPORTS

EXECUTIVE SESSION

(A) Proceedings involving legal actions, causes of action or litigation, or confidential or privileged communications with attorneys or auditors, as provided by Section 610.021(1) RSMo. and/or Section 610.021(18) RSMo.;
(B) Proceedings to discuss matters involving leasing, purchase or sale of real estate, as provided by Section 610.021(2) RSMo.; and/or
(C) Proceedings regarding sealed bids and proposals and related documents, or documents related to a negotiated contract, as provided by Section 610.021(12) RSMo.

Next Board Meeting is Scheduled for THURSDAY, September 10, 2026, at 9 am

ADJOURNMENT

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City of St. Louis Port Authority
REGULAR BOARD MEETING – REGULAR SESSION VIA ZOOM
July 9, 2026, at 9:00 a.m.
MINUTES

COMMISSIONERS: (All present via Zoom)	Joan Miller, Vice Chairperson Alderman Shane Cohn James Jackson William Kay Kevin Liddy
COMMISSIONERS ABSENT	Taunia Mason Matthew McBride
STAFF PRESENT:	Salise Cobb, Roland Comfort, Charlie Hahn, Rojeana Helms, Rob Orr, Susan Taylor, and Stephen Westbrooks
COUNSEL PRESENT:	James Morrow
GUESTS:	Mary Beth Nassif, Darius Redmond
PUBLIC PRESENT:	Gerry Connolly, Sean Fauss, Steph Kukuljan, Kate Marijolovic, Bryan Rogers

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CALL TO ORDER
With a quorum being present, Vice Chair Miller called the Regular Board Meeting to order on Thursday, July 9, 2026, at 9:02 a.m. Roll was called with five (5) Commissioners present [Cohn, Jackson, Kay, Liddy and Miller].

APPROVAL OF MINUTES – REGULAR BOARD MEETING
Vice Chair Miller called for a motion to approve the Minutes of the June 14, 2026, Regular Board Meeting. Commissioner Jackson so moved. Commissioner Kay seconded, roll was called, and the Minutes were approved with five (5) Commissioners present [Cohn, Jackson, Kay, Liddy and Miller] voting Aye.

RESOLUTION No. 26-PT-29 – AUTHORIZING AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES TO ASSESS THE STRUCTURAL CONDITION OF THE RIVERFRONT PORTE COCHERE TO SUPPORT THE SITE'S USE AS A RETAIL MARKETPLACE AND ENTERTAINMENT VENUE [ROB ORR]

Rob Orr presented the Resolution. Alderman Cohn inquired about the customer base for any tenant, and the future funds needed for customers to access the area. Mr. Orr confirmed Vice Chair Miller's questions concerning if this is only a safety and structural integrity evaluation. Commissioner Liddy inquired about potential tenants who would use this structure. Mr. Orr explained the Port Authority was contacted by potential tenants regarding semi-permanent kiosk vendors operating 5 days a week, however plans are not finalized and the requested services are to examine only the structural condition of the Port Cochere, including elements of the structure extending to the Mississippi River. Commissioner Jackson asked if an RFI was issued, to which Mr. Orr replied in the negative.

After discussion, Vice Chair Miller moved to approve Resolution No. 26-PT-29. Commissioner Liddy seconded the motion. Roll was called, and the motion failed with one (1) Commissioner voting Aye [Miller], two Commissioners voting Nay [Jackson and Liddy] and two (2) Commissioners voting Present [Cohn and Kay].

RESOLUTION No. 26-PT-30 – AUTHORIZING AN AMENDMENT TO PROFESSIONAL SERVICES CONTRACTS WITH JONES WALKER LLP AND JACQUELINE BARDGETT LLC [JAMES MORROW]

James Morrow presented the Resolution to the Board. Commissioner Liddy inquired about the services rendered by Jones Walker. Ms. Taylor noted that Jones Walker provides federal governmental relations services and every quarter Chris Johnson with Jones Walker and Jacqueline Bardgett with Jacqueline Bardgett LLC give quarterly reports. Commissioner Kay asked Ms. Taylor to explain the process of the past selections for these services.

Vice Chair Miller then called for a motion to approve Resolution No. 26-PT-30. Alderman Cohn so moved, and Commissioner Liddy seconded. Roll was called, and the motion passed with four (4) Commissioners [Cohn, Kay, Liddy and Miller] voting Aye, one (1) Commissioner voting Present [Jackson].

RESOLUTION No. 26-PT-31 – AUTHORIZING ISSUANCE OF REQUESTS FOR QUALIFICATIONS (RFQ) FOR FEDERAL AND STATE GOVERNMENT RELATIONS SERVICES AND TO FORM A SELECTION COMMITTEE RELATED THERETO [SUSAN TAYLOR]

Susan Taylor presented the Resolution to the Board and explained the Request For Qualifications (RFQ) process and who may be on the committee. Ms. Taylor explained to Commissioner Liddy that the process would start immediately.

Vice Chair Miller called for a motion to approve Resolution 26-PT-31. Commissioner Jackson so moved and Alderman Cohn seconded the motion. Roll was called, and the motion to approve Resolution 26-PT-31 passed with all five (5) Commissioners present voting Aye [Cohn, Jackson, Kay, Liddy and Miller].

Lobbyist Reports – The reports were postponed until the August meeting.

OPEN AGENDA

Staff provided an update on the status of the sound barrier at the Police shooting range located on the South Riverfront. Ms. Taylor explained the tall wooden wall was removed and a shorter cement wall was put in its place. It was discovered the wood absorbed a significant amount of the noise. It is up to the Police Board to decide what to do. Alderman Cohn inquired as about the use of the land near the shooting range for the South Refuse trash transfer station construction project; Ms. Taylor stated the Police Board is not currently impeding the work.

ADJOURNMENT

With no further business to discuss, Vice Chair Miller asked for a motion to adjourn. Commissioner Liddy made a motion to adjourn, and Alderman Cohn seconded. The meeting was adjourned at 9:47 a.m.

Respectfully submitted,

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Stephen Westbrooks
Executive Director

RESOLUTION NO. 26-PT-32
PRESENTED TO THE BOARD AUGUST 13, 2026

TO: PORT AUTHORITY COMMISSION
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: SUSAN TAYLOR, PORT DIRECTOR

RE: RESOLUTION AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (WINLAND FOODS, INC. PROJECT), SERIES 2026, IN THE MAXIMUM PRINCIPAL AMOUNT OF $38,500,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO,

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EXECUTIVE SUMMARY:

On April 9, 2026, the Port Authority Commission adopted Resolution No. 26-PT-16, stating its intent to issue taxable industrial revenue bonds and enter into certain documents to facilitate personal property tax abatement (10 years, 80%) for Winland Foods, Inc. (the "Company"). On June 5, 2026, the Board of Aldermen of The City of St. Louis passed Resolution No. 33AA recommending that the Port Authority Commission take final action to approve the proposed taxable industrial revenue bond transaction and facilitate the proposed personal property tax abatement. This Resolution authorizes the issuance of the bonds contemplated by Resolution No. 26-PT-16 and approves the various documents, the issuance of the associated bonds, and the facilitation of the proposed personal property tax abatement.

BACKGROUND:

The Company operates 14 production facilities across the United States, Canada and Italy. The Company has been working with St. Louis Development Corporation and Port Authority staff for several months regarding incentives for the proposed investment at its St. Louis facility.

REQUESTED ACTION:

Approval of this Resolution.

FUNDING SOURCE

Not applicable.

ATTACHMENT(S)

Incentive Documents listed in Section 3 below.

NOW, THEREFORE, BE IT RESOLVED BY THE PORT AUTHORITY BOARD OF COMMISSIONERS AS FOLLOWS:

1. **Authorization of the Bonds.** The City of St. Louis Port Authority (the "Port Authority") is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Winland Foods, Inc. Project), Series 2026, in the maximum principal amount of $38,500,000 (the "Bonds") to finance the acquisition and installation of the Project Equipment described in the below-described Equipment Lease. The Port Authority hereby approves and authorizes the sale of the Bonds to the Company at the purchase price and interest rate set forth in the below-described Trust Indenture. The Bonds shall bear such dates, shall mature at such times and in the amounts, shall be in such denominations, shall be in such forms, shall be subject to redemption, shall have such other terms and provisions, and shall be issued, executed and delivered in such manner subject to such provisions, covenants and agreements, as are set forth in the Trust Indenture.

2. **Limited Obligations.** The Bonds and the interest thereon shall be special, limited obligations of the Port Authority payable solely out of the rents, revenues and receipts derived by the Port Authority under the below-described Equipment Lease. The Bonds and the interest thereon shall not be a debt of the Port Authority, The City of St. Louis, Missouri (the "City") or the State of Missouri (the "State"), and none of the Port Authority, the City nor the State shall be liable thereon. The Bonds shall not constitute an indebtedness within the meaning of any constitutional, statutory or charter debt limitation or restriction.

3. **Authorization of Documents**. In connection with the issuance of the Bonds and the other incentives described in the below-described Performance Agreement, the Port Authority is hereby authorized to enter into the following documents (collectively, the "Incentive Documents"), in substantially the forms presented to and reviewed by the Port Authority at this meeting (copies of which documents shall be filed in the official records of the Port Authority), with such changes therein as shall be approved by the officials of the Port Authority executing such documents, such officials' signatures thereon being conclusive evidence of their approval thereof:

    a. Trust Indenture between the Trustee named therein and the Port Authority;

    b. Equipment Lease between the Port Authority and the Company;

    c. Performance Agreement between the Port Authority and the Company; and

    d. Bond Purchase Agreement between the Port Authority and the Company.

4. **Execution of Documents**. The Executive Director is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the respective bondholders, for and on behalf of and as the act and deed of the Port Authority, in the manner provided in the Incentive Documents. The Executive Director is hereby authorized and directed to execute the Incentive Documents and to deliver the Incentive Documents to the respective parties to such documents, for and on behalf of and as the act and deed of the Port Authority in the manner provided therein. The Executive Director is hereby authorized and directed to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The Assistant Secretary of the Port Authority is hereby authorized and directed to attest to and affix the seal of the Port Authority to the Incentive Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The final forms of the Incentive Documents, with such changes as the Executive Director may approve and which are consistent with this Resolution, may be

approved by the Executive Director, and his signature, whether manual or facsimile, shall be conclusive evidence of approval by the Port Authority.

5. **Further Authority**. The Executive Director, 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.

6. **Effective Date**. 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 13th day of August, 2026.

THE CITY OF ST. LOUIS PORT AUTHORITY

By:________________________________

Title:______________________________

(SEAL)

ATTEST:

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Assistant Secretary