



Staffed by SLDC

**City of St. Louis Port Authority
REGULAR BOARD MEETING - REGULAR SESSION VIA ZOOM
October 8, 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=Um5PQUlZUDZpTTJzejFhUTlUDNxUT09>

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- AUGUST 13, 2026 REGULAR BOARD MEETING

RESOLUTION 26-PT-33: ADOPTING 2026 UPDATES TO SLDC PROCUREMENT POLICY FOR ACQUISITION OF PROFESSIONAL SERVICES, OTHER THAN ARCHITECTS, ENGINEERS AND SURVEYORS, ON BEHALF OF THE CITY OF ST. LOUIS PORT AUTHORITY [JAMES MORROW]

RESOLUTION 26-PT-34: ADOPTING SLDC PROCUREMENT POLICY FOR ACQUISITION OF ALL OTHER SERVICES ON BEHALF OF THE CITY OF ST. LOUIS PORT AUTHORITY [JAMES MORROW]

RESOLUTION 26-PT-35: RESOLUTION APPROVING AN AMENDMENT AND SECOND FIVE-YEAR EXTENSION REQUEST TO AN ACBL TRANSPORTATION SERVICES LLC (ACBL) LEASE (PIN #37) [SUSAN TAYLOR]

The official Agenda was posted on the bulletin board in the first-floor lobby of 1520 Market Street prior to 9:00 AM, October 7, 2026, and items may be withdrawn or modified during the public meeting at the discretion of the Board.

OPEN AGENDA

- STATE AND FEDERAL LOBBYISTS' FY26Q3 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, November 12, 2026, at 9 am

ADJOURNMENT



Staffed by SLDC

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

MINUTES

COMMISSIONERS:	Matt McBride, Chairman
(All present via Zoom)	Alderman, Shane Cohn
	William Kay
	Kevin Liddy
	Taunia Mason
	Joan Miller
COMMISSIONERS	James Jackson
ABSENT	
STAFF PRESENT:	Laura Bryant, Salise Cobb, Roland Comfort, Joseph Grothe, Rojeana Helms, Rob Orr, Susan Taylor, Stephen Westbrooks and Zachary Wilson
COUNSEL PRESENT:	James Morrow
GUESTS:	Jacque Bardgett, Todd Barron, Chris Johnsen and Mark Spykerman
PUBLIC PRESENT:	Gerry Connolly, Sean Fauss and Bryan Rogers

CALL TO ORDER

With a quorum being present, Chair McBride called the Regular Board Meeting to order on Thursday, August 13, 2026, at 9:00 a.m. Roll was called with six (6) Commissioners present [Cohn, Kay, Liddy, Mason, Miller and McBride].

APPROVAL OF MINUTES – REGULAR BOARD MEETING

Chair McBride called for a motion to approve the Minutes of July 9, 2026, Regular Board Meeting. Commissioner Liddy moved the motion. Commissioner Kay seconded; roll was called, and the Minutes were approved with five (5) Commissioners [Cohn, Liddy, Kay, Miller and McBride] voting Aye and one (1) Commissioner abstaining [Mason].

RESOLUTION No. 26-PT-32 – AUTHORIZING THE ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (WINDLAND FOODS, INC. PROJECT), SERIES 2026, IN THE MAXIMUM PRINCIPAL AMOUNT OF \$38,500,000 AND AUTHORIZING CERTAIN DOCUMENTS AND ACTIONS RELATED THERETO

Susan Taylor presented the Resolution to the Board. Mr. Todd Barron of Winland Foods gave an update and explained that Windland Foods is making process improvements to its plant and anticipates creating 25 additional jobs in a mixture of management, line processing, and maintenance positions with salaries between \$58,000 and mid-\$40,000. Mr. Spykerman of Gilmore and Bell explained the Industrial Revenue Bonds and the tax abatement funding plan. Chair McBride and Mr. Spykerman confirmed this has been done before.

There being no further questions, Chairman McBride called for a motion to approve Resolution No. 26-PT-32. Commissioner Mason moved to approve the motion, and Commissioner Liddy seconded; roll was called, and the motion passed with six (6) Commissioners voting Aye [Cohn, Kay, Liddy, Mason, Miller, and McBride].

OPEN AGENDA

STATE LOBBYIST FY 2026 Q2 REPORT

Jacque Bardgett provided updates on state legislation. Bills signed include MODESA 2.0 (to expand the Ball Park Village) and MIZ (Missouri Innovation Zone), which will go into effect on August 28, 2026. There are several new members in both the State Senate (12) and the House (50+) and the Mayor's Office anticipated to offer a tour for visiting new Legislators in October. Commissioner Mason inquired about the MODESA 2.0 and MIZ legislation, to which Ms. Bardgett and Stephen Westbrooks provided additional context.

FEDERAL LOBBYIST FY 2026 Q2 REPORT

Chris Johnsen shared that Congress is on recess. The Senate passed a bill to extend funding through December 11 for government agencies, but this must now pass through the House and President to sign to avoid a government shutdown. Congressman Wesley Bell secured an earmark for the South Riverfront Redevelopment Project. The Ships Act Bill was structured to rebuild and rejuvenate the maritime industrial base in the United States and could provide another avenue to access Federal funds, if it passes.

After Commissioner Liddy inquired about the Porte Cochere, Mr. Westbrooks explained that a third party had secured funds to evaluate the structure.

ADJOURNMENT

With no further business to discuss, Chair McBride asked for a motion to adjourn. Commissioner Mason made a motion to adjourn, and Commissioner Miller seconded. The meeting was adjourned at 9:46 a.m.

Respectfully submitted,

Stephen Westbrooks
Executive Director

RESOLUTION NO. 26-PT-33
PRESENTED TO THE BOARD – OCTOBER 8, 2026

TO: PORT AUTHORITY COMMISSION AND
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: JAMES MORROW, LEGAL COUNSEL

RE: ADOPTING 2026 UPDATES TO SLDC PROCUREMENT POLICY FOR
ACQUISITION OF PROFESSIONAL SERVICES, OTHER THAN ARCHITECTS,
ENGINEERS AND SURVEYORS, ON BEHALF OF THE CITY OF ST. LOUIS
PORT AUTHORITY

EXECUTIVE SUMMARY

This Resolution amends the City of St. Louis Port Authority the (“Authority”)’s professional services procurement policy for acquisition of non-Architect, Engineer and Surveyor ("Non-AES") professional services.

BACKGROUND

The Authority, and other agencies supported by St. Louis Development Corporation (“SLDC”) have adopted SLDC’s procurement policies and revisions thereto, to ensure consistency across development authorities and compliance with federal, state, and local rules concerning acquisitions of services.

SLDC approved further revisions to its Non-AES professional services procurement policy at its August, 2026 Board meeting. Such changes recognize the evolving market for professional services, contemplate the winddown of ARPA-funded contracts, and generally include:

Definitions

- Defining the services subject to the Non-AES PSA Policy.

Small Purchase Procedures

- Increase cap from \$20k to \$25k.
- The cap tracks costs within a fiscal year rather than calendar year to align with the budget process.

Noncompetitive Negotiation

- Increase cap from \$50k to \$150k, consistent with amended City rules.
- Clarify circumstances when noncompetitive negotiation is appropriate.
- Clarify if a funding source allows for higher noncompetitively negotiated contracts; SLDC may use the higher cap, consistent with amended City rules.

Competitive Negotiation

- Delegate authority to the President & CEO approve issuing RFP/RFPs.
- Adds requirement that solicitations be posted for at least 3 weeks in SLDC's contract planroom.

Substantial Awards Process

- Contracts which are not paid from "public funds" under the sunshine law do not require Substantial Awards review.
- Substantial Awards Committee's role is to ensure the procurement was conducted in an open and competitive manner.
- Publicly-funded contracts which, after execution, later exceed the \$250k cost threshold do not require retroactive Substantial Awards Committee review.
- Prohibit artificial division or phasing of contracts to avoid Substantial Awards Committee review.

Selection Committees

- Clarifies requirements for the procurement file and execution of conflicts disclosures for respondents.

A copy of the revised policy is attached hereto as Exhibit A. It is anticipated that other development agencies will similarly adopt the revised non-AES policy.

REQUESTED ACTION: Approval of this Resolution

FUNDING SOURCE: N/A

ATTACHMENT(S): Revised Procurement Policy

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

1. The Board of Commissioners of the Port Authority approves this Resolution and Resolution and adopts the updated procurement policy attached to this Resolution as Exhibit A.
2. The Executive Director, his designee, legal counsel, and the appropriate officers, agents and employees of the Port Authority are authorized to take all steps necessary and to execute all documents necessary to effectuate the intent of this Resolution.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 8th day of October 2026

THE CITY OF ST. LOUIS PORT AUTHORITY

By: _____

Title: _____

(SEAL)

ATTEST:

Assistant Secretary

ST. LOUIS DEVELOPMENT CORPORATION
PROCUREMENT POLICY FOR PROFESSIONAL SERVICES OTHER
THAN ARCHITECT, ENGINEERING, OR LAND SURVEYING

INTRODUCTION / PURPOSE

The following procurement policy is established to provide for the selection of consultants for professional services, other than architect, engineering, or land surveying services, in a competitive, equitable, and uniform manner, consistent with all applicable local, state, and federal laws and guidelines, to secure for the St. Louis Development Corporation (“SLDC”) the most qualified, competent, and reliable contractors at a cost-effective rate for the services provided.

For purposes of this policy, professional services, other than architect, engineering, or land surveying services, include knowledge-based services requiring specialized advanced education and/or professional licensure, as well as consultant services, and include the types of services as outlined in City of St. Louis Ordinance 64102. Professional Services shall not include software as a service and similar services if they are sold “off-the-shelf” or through a national market without any significant for localized services.

DETERMINATION OF PROCUREMENT APPROACH

1. Where the funding source for a professional service mandates a specific procedure for the procurement of professional services, SLDC shall adhere to the procedures so required by the funding source during the procurement process for that service.
2. Where the funding source for a professional service is SLDC, or where the funding source does not mandate specific procedures for the procurement of professional services, SLDC shall adhere to the procedures outlined below during the procurement process for that service.

PROCUREMENT REQUIREMENTS FOR PROFESSIONAL SERVICES OTHER THAN
ARCHITECT, ENGINEER, AND LAND SURVEYING

I. METHOD OF PROCUREMENT

Procurement made under this policy shall be made by one of the following methods, as described herein: (A) small purchase procedure; (B) noncompetitive negotiation (sole source selection); or (C) competitive proposals/responses.

- A. **Small purchase procedures** are those relatively simple and informal procurement methods that are sound and appropriate for a procurement of services costing in the aggregate not more than \$25,000 over the course of one fiscal year. Small purchase procedures may be executed by the SLDC President & CEO without requiring approval by the SLDC Board of Directors and without convening a Selection Committee. Small Purchase contracts that are commenced for amounts below \$25,000 that have change orders

which exceed that amount must be approved by the SLDC Board of Directors before payments in excess of \$25,000 are permitted. In no event shall contracts be artificially divided for the purpose of avoiding the requirement to obtain approval by the SLDC Board of Directors prior to execution of such contract(s).

B. Noncompetitive negotiation (sole source selection) is procurement through negotiation with a single source.

1. Noncompetitive negotiation may be used only when, in the opinion of the SLDC Board of Directors, at least one of the following justifications is present:

- a. Continuity of service must be maintained,
- b. Prior or specialized knowledge and experience would make other considerations unfeasible and/or uneconomical; or
- c. There exists a *bona fide* exigency such that the needs of SLDC will not permit a delay resulting from the competitive proposals/responses process in Section I.C. herein. SLDC shall nonetheless endeavor to obtain as many competitive quotations for services as the exigency allows. This justification shall be used only sparingly, and the expectation is that the competitive proposals/responses outlined in Section I.C. herein shall be the norm.

2. The maximum compensation paid to a professional service firm for any noncompetitive negotiated contract shall not exceed \$150,000 over the course of one fiscal year.

- a. In the event the laws and regulations of a contract funding source allow for sole source selections exceeding \$150,000, the cap on compensation under this noncompetitive negotiation policy shall be the maximum compensation as allowed under the laws and regulations applicable to that funding source.

3. Contracts awarded through noncompetitive negotiation must be approved by the SLDC Board of Directors prior to execution.

C. Competitive proposals/responses (formal advertising) entail public solicitation for services through a Request for Proposal (“RFP”) or Request for Qualifications (“RFQ”), and a contract is awarded to a responsible respondent whose proposal or qualifications, conforming with all the material terms and conditions of the RFP or RFQ, is best and able to provide the requested service based on the criteria in the RFP or RFQ.

1. Formal advertising is appropriate when, at a minimum the following are present:

- a. The availability of a complete, adequate, and realistic specification for services.

- b. Two or more responsible firms are willing and able to compete effectively for the procuring party's business.
- 2. If formal advertising is used for a procurement, the following requirements shall apply:
 - a. SLDC staff shall prepare a RFP or RFQ outlining the material scope of the services requested and relevant parameters of the contract. The substance of the RFP or RFQ shall be approved by the SLDC President & CEO.
 - b. Responses shall be solicited from an adequate number of firms. SLDC shall publish the RFP or RFQ for a period of not less than three calendar weeks on its website, on the City's procurement website, in the SLDC Plan Room and, if appropriate, in relevant publications or with organizations germane to the substance of the services requested.
 - c. SLDC shall convene a Selection Committee to evaluate each proposal received in response to the RFP or RFQ.
 - d. The Selection Committee, after considering the proposals, and finding one or more acceptable, shall recommend a firm or firms for contract to the SLDC Board of Directors for approval.
 - e. Any or all bids may be rejected when there are sound business reasons in the best interest of SLDC.

II. SELECTION COMMITTEES

A. Each Selection Committee shall be comprised of the following:

- 1. For contracts estimated to be \$250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the department which will benefit from the proposed services; and a minimum of one other person approved by the President & CEO of SLDC with knowledge or expertise relevant to the services being requested.
- 2. For contracts estimated to be in excess of \$250,000 using public funds: the Selection Committee described in subpart 1. above shall review responses consistent with Part III. below but the Selection Committee's recommendation shall be reviewed by the Substantial Awards Committee to ensure the procurement process was conducted in an open and competitive manner. The Substantial Awards Committee shall be composed of the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the

department which will benefit from the proposed services; and one member selected by the Mayor; one member selected by the Comptroller; and one member selected by the President of the Board of Aldermen.

3. Contracts which were procured pursuant to Subsection A.1. above and which are amended to later exceed \$250,000 shall not require review by the Substantial Awards Committee. In no event shall contracts be phased or artificially divided for the purpose of avoiding the requirement for review by the Substantial Awards Committee prior to execution of such contract(s).
- B. Each committee member shall execute a disclosure statement in the form as attached as Exhibit A prior to voting on any selection. If any member feels for any reason their further participation in the selection process may cause the selection process to be questioned, they shall recuse themselves. If the Chairperson recuses himself, the committee shall elect a new Chairperson in advance of the selection vote.

III. SELECTION PROCEDURES

- A. All Selection Committee meetings (1) for contracts which are funded, or which may be in the future funded, by public funds, or (2) which may recommend how to expend public funds shall be considered public meetings subject to the notice and open meetings provision of the Missouri Sunshine law, Section 610 RSMo.
- B. Meetings of a Selection Committee where some or all members attend via telephonic or video conference means are permitted.
- C. The Chair shall prepare and distribute minutes of each Selection Committee meeting with meeting notices for the next subsequent meeting, for approval by the Selection Committee at its next subsequent meeting.
- The minutes of the last meeting of the committee for a particular selection shall be distributed to committee members by mail or email. If any committee member objects to the contents of the minutes, the Chair shall revise such minutes to either correct the content objected to or to record the objection to the content if there is disagreement as to which version of the content is correct. In the case of the minutes of the last meeting, the Chair shall distribute any corrected minutes by mail to each committee member.
- D. The Selection Committee shall meet to discuss the strong and weak points of the responses and to vote to select a firm to perform the service requested in the RFP or RFQ.
- The Committee may, by affirmative vote, eliminate responses from consideration due to failure to adequately address the RFP or RFQ requirements and/or failure to adequately address selection criteria.
 - The Selection Committee shall then rate each response using selection criteria with clear and concise values so as to best evaluate the relative strengths and weaknesses

of the responses. Each member of the Selection Committee shall complete a rating sheet for each remaining respondent.

- E. The Selection Committee may invite responding firms to make a presentation in support of their response. If presentations will be made, the Committee shall defer the selection vote until after presentations are complete.
- F. The Selection Committee may use the assistance of consultants to review and analyze the responses, but the Committee shall not be bound by any recommendation or review of any consultant. Any consultant who assists the Selection Committee with review and analysis is ineligible for a contract award under the issued RFP or RFQ.
- G. In making a decision to select a firm to provide professional services, the Selection Committee may consider the following, as related to the particular selection:
 - Specialized experience, qualification and technical competence of the firm, its principals, project manager and key staff;
 - Ability of the firm to provide innovative solutions;
 - Approach to the project and any unusual problems anticipated;
 - The capacity and capability of the firm to perform the work within the time limitations;
 - Past record and performance of the firm with respect to schedule compliance, cost control, contractor integrity, compliance with public policy, and quality of work;
 - Proximity of the firm to the City;
 - Fees or fee structure as may be appropriate for the designated service;
 - Availability of financial and operating resources as required to complete the work
 - M/WBE and/or DBE participation if required by ordinance;
 - Ability of the firm to meet statutory or ordinance requirements;
 - Other items that arise as the result of the proposal or interview.

Awards shall be made only to responsible contractors that possess the potential ability to perform success fully under the terms and conditions of a proposed procurement.

- H. Every affirmative action by the Selection Committee with respect to an RFP or RFQ must be decided by vote and a vote by a majority of a quorum of Selection Committee members is required for a motion to pass. No proxy votes are permitted.
- I. Once a selection is made, the Selection Committee shall adhere to the following procedures:
 - 1. For contracts estimated to be \$250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the Chair shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until

a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

2. For contracts estimated to be more than \$250,000 using public funds: the Selection Committee shall rank respondents and make a recommendation of a successful respondent. The procurement process shall then be reviewed by the Substantial Awards Committee to ensure it was conducted in an open and competitive manner. SLDC shall furnish, not less than forty-eight (48) hours prior to a meeting of the Substantial Awards Committee, the following:

- A copy of the Request for Proposal or Request for Qualifications;
- Copies of all responses received from respondents;
- The scoring criteria used by the Selection Committee with clear and concise values;
- Ratings sheet(s) for respondents;
- Total scores of all respondents; and
- Minutes of the Selection Committee

The Substantial Awards Committee, after review of the procurement process, shall make its recommendation to the SLDC Board of Directors.

After the Substantial Awards Committee has made its recommendation, the Chair of the Selection Committee shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

- J. Once a contract procured through the competitive bidding process is executed, the President & CEO of SLDC may execute a change order without obtaining further approval by the SLDC Board of Directors, provided the maximum total compensation paid under the change order does not exceed \$25,000.

IV. PRE-QUALIFIED LIST PROCEDURES

- A. SLDC may, through publication of a Request for Qualifications, seek to create a list of pre-qualified firms to provide professional services.
- B. Procedures to select firms for a pre-qualified list shall follow procedures outlined in Subsections II and III above, provided however, that firms selected from a pre-qualified list created by Selection Committee convened pursuant to Subsection II(A)(1) shall not be awarded a contract estimated to exceed \$250,000 in value without further review by the Substantial Awards Committee.

V. PROCUREMENT RECORDS

SLDC shall maintain records sufficient to detail the significant history of procurement for not less than five (5) years. These records shall include but are not necessarily limited to:

- Copies of all Selection Committee appointment documentation.
- Copies of all meeting notices.
- Copies of all meeting agendas.
- Copies of all correspondence related to the selection.
- Copies of all written materials distributed to Committee members.
- Copies of final Requests for Proposals or Requests for Qualifications.
- Copies of all responses submitted in response to the RFP or RFQ.
- Copies of any other materials submitted by respondents or others with respect to the selection.
- Copies of the Selection Committee's selection criteria.
- Copies of rating sheets from each member of the Selection Committee.
- Minutes of all committee meetings, including telephone meetings and closed sessions.
- Records of all votes.
- Sign-in sheets for those individuals making presentations, if any.
- Executed disclosure forms

VI. REQUEST FOR PROPOSAL/REQUEST FOR QUALIFICATIONS PROVISIONS

In addition to language clearly defining the material scope of services sought and the method of compensation, each Request for Proposal or Request for Qualifications shall include provisions addressing the following:

- A. Except as otherwise permitted, no contact from any proposing firm or agent therefor with any member of the Selection Committee following the formation of the Committee and during the Committee's consideration of the proposed RFP or RFQ is allowed. Any such contact, either oral or written, may render the process invalid or disqualify the proposing firm if, in the opinion of the Chair of the Committee, the contact was intended to influence the outcome of the selection process.
- B. The name and information for a designated Committee contact person, and that any questions concerning the RFP, RFQ, or selection process must be submitted in writing.
- C. The procuring party shall require contractors to maintain all required records for five (5) years after final payments and all other pending matters are closed.
- D. All respondents must include as part of their RFP or RFQ submittal the executed Conflict of Interest Disclosure Statement attached as Exhibit B.

If required under applicable law or regulation, the following provisions shall also be included in each RFP or RFQ:

- E. To the extent the contractor is expressly permitted to enter into any sub-agreement for work: Minority and Women-owned Business Enterprises (MBE/WBE) shall have an equal opportunity to participate in the performance of the contract.
- F. For contracts with an estimated value of \$5,000 or more: compliance with the Unauthorized Alien Employees Act, Sections 285.525 – 285.550 RSMo.
- G. For contracts with an estimated value of \$50,000 or more: compliance with the City of St. Louis' Living Wage Ordinance 65597.
- H. For contracts with an estimated value of \$100,000 or more and where the contractor employs ten (10) or more employees: compliance with the "Anti-Discrimination Against Israel Act," Section 34.600 RSMo.

Revised: July 16, 2026

Exhibit A

STATE OF MISSOURI)
) ss
CITY OF ST. LOUIS)

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, _____, first being duly sworn on my oath, state:

In conjunction with my service as a member of the Selection Committee on behalf of ____[agency]____, pursuant to a ____[request for proposals/qualifications for xxx services]____, I hereby certify that, to the best of my knowledge, information and belief, at no time during the selection process, neither I nor any of my relatives¹, whether singularly or collectively:

- a) have any ownership interest, directly or indirectly, in the business entity under consideration, or
- b) serve as an officer, director, employee of the business entity under consideration; or
- c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of this committee's selection or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed in Exhibit A, attached and included by reference herein.

Dated as of _____

Subscribed and sworn to before me this _____ day of _____ 202__.

Notary Public

My commission expires:

¹ "Relatives" include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

Exhibit B

CONFLICT OF INTEREST DISCLOSURE STATEMENT

RESPONSE TO REQUEST FOR [proposals/qualifications/bids]
FOR [services] ON BEHALF OF [procuring agency]

With my signature below, I hereby certify and acknowledge to the best of my information and belief, the following:

1. I am an authorized representative of [respondent name] (“Respondent”), and submit this Conflict of Interest Disclosure Statement on behalf of said Respondent and its owners, officers, and employees as part of Respondent’s Response to a Request [proposals/qualifications/bids] for [services] on behalf of [procuring agency].
2. I understand that by submitting this document I am subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo.²
3. Respondent has not employed nor solicited any person to obtain an agreement resulting from this solicitation, and will not make any payment or other compensation in connection with obtaining an agreement resulting from this solicitation.
4. Except for those persons disclosed in Paragraph 6 below, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or [procuring agency]; or any of their relatives³ have or has a pecuniary interest in acquisition of the above-referenced services.
5. Except for those persons disclosed in Paragraph 6, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or [procuring agency]; or any of their relatives have or has, within the last five (5) years, an ownership or pecuniary interest in Respondent, nor otherwise received any salary, gratuity or other compensation or remuneration from Respondent.
6. I am aware of the following persons who may have such interest(s) as discussed in Paragraphs 4 and 5 above (add another page if needed)

PERSON

RELATIONSHIP

COMPENSATION/INTEREST

- 1.
- 2.
- 3.
- 4.

Signature

Date

² The language of Sections 575.040 and 575.060 can be found here:

<https://revisor.mo.gov/main/OneChapter.aspx?chapter=575>

If you are unsure how this statute or this document applies to you, please consult with your legal counsel.

³ “Relatives” include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

RESOLUTION NO. 26-PT-34
PRESENTED TO THE BOARD – OCTOBER 8, 2026

TO: PORT AUTHORITY COMMISSION AND
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: JAMES MORROW, LEGAL COUNSEL

RE: ADOPTING SLDC PROCUREMENT POLICY FOR ACQUISITION OF ALL
OTHER SERVICES ON BEHALF OF THE CITY OF ST. LOUIS PORT
AUTHORITY

EXECUTIVE SUMMARY

This Resolution adopts St. Louis Development Corporation's ("SLDC") procurement policy for all other services.

BACKGROUND

The Authority, and other agencies supported SLDC have adopted SLDC's procurement policies and revisions thereto, to ensure consistency across development authorities and compliance with federal, state, and local rules concerning acquisitions of services.

At its August, 2026 Board meeting, SLDC approved adoption of a procurement policy for the acquisition of all services not otherwise covered by its professional services procurement policies. A copy of the policy is attached hereto and substantively tracks SLDC's revised procurement policy for professional services other than architect, engineering, or land surveying, but incorporates language expressly authorizing requests for bids.

It is anticipated that other development agencies will similarly adopt this all-other services procurement policy.

A copy of the procurement policy is attached hereto as Exhibit A. It is anticipated that other development agencies will similarly adopt this policy for procurement of all other services.

REQUESTED ACTION: Approval of this Resolution

FUNDING SOURCE: N/A

ATTACHMENT(S): Procurement Policy

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

1. The Board of Commissioners of the Port Authority approves this Resolution and Resolution and adopts the procurement policy attached to this Resolution as Exhibit A.
2. The Executive Director, his designee, legal counsel, and the appropriate officers, agents and employees of the Port Authority are authorized to take all steps necessary and to execute all documents necessary to effectuate the intent of this Resolution.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 8th day of October 2026

THE CITY OF ST. LOUIS PORT AUTHORITY

By: _____

Title: _____

(SEAL)

ATTEST:

Assistant Secretary

Exhibit A

ST. LOUIS DEVELOPMENT CORPORATION

PROCUREMENT POLICY FOR ALL OTHER SERVICES

INTRODUCTION / PURPOSE

The following procurement policy is established to provide for the selection of consultants for services which do not fall under St. Louis Development Corporation's procurement policy for professional services other than architect, engineering, or land surveying, or St. Louis Development Corporation's procurement policy for architect, engineering, or land surveying professional services. Such services shall be procured in a competitive, equitable, and uniform manner, consistent with all applicable local, state, and federal laws and guidelines, to secure for the St. Louis Development Corporation ("SLDC") the most qualified, competent, and reliable contractors at a cost-effective rate for the services provided.

The services procured under this policy shall generally include, but are not limited to, services which prioritize hands-on experience over formal education. Such services shall also include those services requiring vocational, but not professional, licensure. Such services shall not include software as a service and similar services if they are sold "off-the-shelf" or through a national market without any significant need for localized services.

DETERMINATION OF PROCUREMENT APPROACH

1. Where the funding source for a service mandates a specific procedure for the procurement of services, SLDC shall adhere to the procedures so required by the funding source during the procurement process for that service.
2. Where the funding source for a service is SLDC, or where the funding source does not mandate specific procedures for the procurement of services, SLDC shall adhere to the procedures outlined below during the procurement process for that service.

PROCUREMENT REQUIREMENTS FOR ALL OTHER SERVICES

I. METHOD OF PROCUREMENT

Procurement made under this policy shall be made by one of the following methods, as described herein: (A) small purchase procedure; (B) noncompetitive negotiation (sole source selection); or (C) competitive solicitation.

- A. **Small purchase procedures** are those relatively simple and informal procurement methods that are sound and appropriate for a procurement of services costing in the aggregate not more than \$25,000 over the course of one fiscal year. Small purchase procedures may be executed by the SLDC President & CEO without requiring approval by the SLDC Board of Directors and without convening a Selection Committee. Small Purchase contracts that are commenced for amounts below \$25,000 that have change orders which exceed that amount must be approved by the SLDC Board of Directors before

payments in excess of \$25,000 are permitted. In no event shall contracts be artificially divided for the purpose of avoiding the requirement to obtain approval by the SLDC Board of Directors prior to execution of such contract(s).

B. Noncompetitive negotiation (sole source selection) is procurement through negotiation with a single source.

1. Noncompetitive negotiation may be used only when, in the opinion of the SLDC Board of Directors, at least one of the following justifications is present:

- a. Continuity of service must be maintained,
- b. Prior or specialized knowledge and experience would make other considerations unfeasible and/or uneconomical; or
- c. There exists a *bona fide* exigency such that the needs of SLDC will not permit a delay resulting from the competitive proposals/responses process in Section I.C. herein. SLDC shall nonetheless endeavor to obtain as many competitive quotations for services as the exigency allows. This justification shall be used only sparingly, and the expectation is that the competitive proposals/responses outlined in Section I.C. herein shall be the norm.

2. The maximum compensation paid to a service provider any noncompetitive negotiated contract shall not exceed \$150,000 over the course of one fiscal year.

- a. In the event the laws and regulations of a contract funding source allow for sole source selections exceeding \$150,000, the cap on compensation under this noncompetitive negotiation policy shall be the maximum compensation as allowed under the laws and regulations applicable to that funding source.

Contracts awarded through noncompetitive negotiation must be approved by the SLDC Board of Directors prior to execution.

C. Competitive solicitation (formal advertising) entail public solicitation for services through a Request for Proposal (“RFP”), Request for Qualifications (“RFQ”), or Request for Bids (“RFB”) (collectively, a “Solicitation”), and a contract is awarded to the respondent whose proposal or qualifications, conforming with all the material terms and conditions of the Solicitation, is best and able to provide the requested service for the lowest reasonable price.

1. Formal advertising is appropriate when, at a minimum the following are present:

- a. The availability of a complete, adequate, and realistic specification for services.

- b. Two or more responsible firms are willing and able to compete effectively for the procuring party's business.
- 2. If formal advertising is used for a procurement, the following requirements shall apply:
 - a. SLDC staff shall prepare a Solicitation outlining the material scope of the services requested and relevant parameters of the contract. The substance of the Solicitation shall be approved by the SLDC President & CEO.
 - b. Responses shall be solicited from an adequate number of firms. SLDC shall publish the Solicitation for a period of not less than three calendar weeks on its website, on the City's procurement website, in the SLDC Plan Room and, if appropriate, in relevant publications or with organizations germane to the substance of the services requested.
 - c. SLDC shall convene a Selection Committee to evaluate each proposal received in response to the Solicitation.
 - d. The Selection Committee, after considering the proposals, and finding one or more acceptable, shall recommend a firm or firms for contract to the SLDC Board of Directors for approval.
 - e. Any or all bids may be rejected when there are sound business reasons in the best interest of SLDC.

II. SELECTION COMMITTEES

A. Each Selection Committee shall be comprised of the following:

- 1. For contracts estimated to be \$250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the department which will benefit from the proposed services; and a minimum of one other person approved by the President & CEO of SLDC with knowledge or expertise relevant to the services being requested.
- 2. For contracts estimated to be in excess of \$250,000 using public funds: the Selection Committee described in subpart 1. above shall review responses consistent with Part III. below but the Selection Committee's recommendation shall be reviewed by the Substantial Awards Committee to ensure the procurement process was conducted in an open and competitive manner. The Substantial Awards Committee shall be composed of the President & CEO of SLDC or their designee who will serve as Chairperson of the Selection Committee; the head of the department which will benefit from the proposed services; and one member

selected by the Mayor; one member selected by the Comptroller; and one member selected by the President of the Board of Aldermen.

3. Contracts which were procured pursuant to Subsection A.1. above and which are amended to later exceed \$250,000 shall not require review by the Substantial Awards Committee. In no event shall contracts be phased or artificially divided for the purpose of avoiding the requirement for review by the Substantial Awards Committee prior to execution of such contract(s).
- B. Each committee member shall execute a disclosure statement in the form as attached as Exhibit A prior to voting on any selection. If any member feels for any reason their further participation in the selection process may cause the selection process to be questioned, they shall recuse themselves. If the Chairperson recuses himself, the committee shall elect a new Chairperson in advance of the selection vote.

III. SELECTION PROCEDURES

- A. All Selection Committee meetings (1) for contracts which are funded, or which may be in the future funded, by public funds, or (2) which may recommend how to expend public funds shall be considered public meetings subject to the notice and open meetings provision of the Missouri Sunshine law, Section 610 RSMo.
- B. Meetings of a Selection Committee where some or all members attend via telephonic or video conference means are permitted.
- C. The Chair shall prepare and distribute minutes of each Selection Committee meeting with meeting notices for the next subsequent meeting, for approval by the Selection Committee at its next subsequent meeting.
 - The minutes of the last meeting of the committee for a particular selection shall be distributed to committee members by mail or email. If any committee member objects to the contents of the minutes, the Chair shall revise such minutes to either correct the content objected to or to record the objection to the content if there is disagreement as to which version of the content is correct. In the case of the minutes of the last meeting, the Chair shall distribute any corrected minutes by mail to each committee member.
- D. The Selection Committee shall meet to discuss the strong and weak points of the proposals and to vote to select a firm to perform the service requested in the Solicitation.
 - The Committee may, by affirmative vote, eliminate responses from consideration due to failure to adequately address the Solicitation requirements and/or failure to adequately address selection criteria.
 - The Selection Committee shall then rate each response using selection criteria with clear and concise values so as to best evaluate the relative strengths and weaknesses of the responses. Each member of the Selection Committee shall complete a rating sheet for each remaining respondent.

- E. The Selection Committee may invite responding firms to make a presentation in support of their response. If presentations will be made, the Committee shall defer the selection vote until after presentations are complete.
- F. The Selection Committee may use the assistance of consultants to review and analyze the responses, but the Committee shall not be bound by any recommendation or review of any consultant. Any consultant who assists the Selection Committee with review and analysis is ineligible for a contract award under the issued Solicitation.
- G. In making a decision to select a firm to provide services, the Selection Committee may consider the following, as related to the particular selection:
- Specialized experience, qualification and technical competence of the firm, its principals, project manager and key staff;
 - Ability of the firm to provide innovative solutions;
 - Approach to the project and any unusual problems anticipated;
 - The capacity and capability of the firm to perform the work within the time limitations;
 - Past record and performance of the firm with respect to schedule compliance, cost control, contractor integrity, compliance with public policy, and quality of work;
 - Proximity of the firm to the City;
 - Fees or fee structure as may be appropriate for the designated service;
 - Availability of financial and operating resources as required to complete the work
 - M/WBE and/or DBE participation if required by ordinance;
 - Ability of the firm to meet statutory or ordinance requirements;
 - Other items that arise as the result of the proposal or interview.

Awards shall be made only to responsible contractors that possess the potential ability to perform success fully under the terms and conditions of a proposed procurement.

- H. Every affirmative action by the Selection Committee with respect to a Solicitation must be decided by vote and a vote by a majority of a quorum of Selection Committee members is required for a motion to pass. No proxy votes are permitted.
- I. Once a selection is made, the Selection Committee shall adhere to the following procedures:
1. For contracts estimated to be \$250,000 or less using public funds, or contracts of any estimated amount which do not use public funds: the Chair shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

2. For contracts estimated to be more than \$250,000 using public funds: the Selection Committee shall rank respondents and make a recommendation of a successful respondent. The procurement process shall then be reviewed by the Substantial Awards Committee to ensure the it was conducted in an open and competitive manner. SLDC shall furnish, at a minimum and not less than forty-eight (48) hours prior to a meeting of the Substantial Awards Committee, the following:

- A copy of the Request for Proposal or Request for Qualifications;
- Copies of all responses received from respondents;
- The scoring criteria used by the Selection Committee with clear and concise values;
- Ratings sheet(s) for respondents;
- Total scores of all respondents; and
- Minutes of the Selection Committee

The Substantial Awards Committee, after review of the procurement process, shall make its recommendation to the SLDC Board of Directors.

After the Substantial Awards Committee has made its recommendation, the Chair of the Selection Committee shall send a written communication advising those firms who made submissions of the results of the Selection Committee's vote. The communication to the successful firm will name a SLDC employee who will be the contact for the engagement. The communication to the selected respondent shall state that the selection is tentative unless and until a contract is successfully negotiated and such contract has been approved by the SLDC Board of Directors, which may or may not approve the contract.

- J. Once a contract procured through the competitive sealed bidding process is executed, the President & CEO of SLDC may execute a change order without obtaining further approval by the SLDC Board of Directors, provided the maximum total compensation paid under the change order does not exceed \$25,000.

IV. PRE-QUALIFIED LIST PROCEDURES

- A. SLDC may, through publication of a Request for Qualifications, seek to create a list of pre-qualified firms to provide services.
- B. Procedures to select firms for a pre-qualified list shall follow procedures outlined in Subsections II and III above, provided however, that firms selected from a pre-qualified list created by Selection Committee convened pursuant to Subsection II(A)(1) shall not be awarded a contract estimated to exceed \$250,000 in value without further review by the Substantial Awards Committee.

V. PROCUREMENT RECORDS

SLDC shall maintain records sufficient to detail the significant history of procurement for not less than five (5) years. These records shall include but are not necessarily limited to:

- Copies of all Selection Committee appointment documentation.
- Copies of all meeting notices.
- Copies of all meeting agendas.
- Copies of all correspondence related to the selection.
- Copies of all written materials distributed to Committee members.
- Copies of the final Solicitation.
- Copies of all responses submitted in response to the Solicitation.
- Copies of any other materials submitted by respondents or others with respect to the selection.
- Copies of the Selection Committee's selection criteria.
- Copies of rating sheets from each member of the Selection Committee.
- Minutes of all committee meetings, including telephone meetings and closed sessions.
- Records of all votes.
- Sign-in sheets for those individuals making presentations, if any.
- Executed disclosure forms

VI. REQUEST FOR PROPOSAL/REQUEST FOR QUALIFICATIONS PROVISIONS

In addition to language clearly defining the material scope of services sought and the method of compensation, each Request for Proposal or Request for Qualifications shall include provisions addressing the following:

- A. Except as otherwise permitted, no contact from any proposing firm or agent therefor with any member of the Selection Committee following the formation of the Committee and during the Committee's consideration of the proposed Solicitation is allowed. Any such contact, either oral or written, may render the process invalid or disqualify the proposing firm if, in the opinion of the Chair of the Committee, the contact was intended to influence the outcome of the selection process.
- B. The name and information for a designated Committee contact person, and that any questions concerning the RFP, RFQ, or selection process must be submitted in writing.
- C. The procuring party shall require contractors to maintain all required records for five (5) years after final payments and all other pending matters are closed.
- D. All respondents must include as part of their Solicitation submittal the executed Conflict of Interest Disclosure Statement attached as Exhibit B.

If required under applicable law or regulation, the following provisions shall also be included in each Solicitation:

- E. To the extent the contractor is expressly permitted to enter into any sub-agreement for work: Minority and Women-owned Business Enterprises (MBE/WBE) shall have an equal opportunity to participate in the performance of the contract.
- F. For contracts with an estimated value of \$5,000 or more: compliance with the Unauthorized Alien Employees Act, Sections 285.525 – 285.550 RSMo.
- G. For contracts with an estimated value of \$50,000 or more: compliance with the City of St. Louis' Living Wage Ordinance 65597.
- H. For contracts with an estimated value of \$100,000 or more and where the contractor employs ten (10) or more employees: compliance with the "Anti-Discrimination Against Israel Act," Section 34.600 RSMo.

Adopted: July 16, 2026

Exhibit A

STATE OF MISSOURI)
) ss
CITY OF ST. LOUIS)

STATEMENT REGARDING PERSONAL OR PRIVATE INTEREST

I, _____, first being duly sworn on my oath, state:

In conjunction with my service as a member of the Selection Committee on behalf of ____[agency]____, pursuant to a ____[request for proposals/qualifications for xxx services]____, I hereby certify that, to the best of my knowledge, information and belief, at no time during the selection process, neither I nor any of my relatives¹, whether singularly or collectively:

- a) have any ownership interest, directly or indirectly, in the business entity under consideration, or
- b) serve as an officer, director, employee of the business entity under consideration; or
- c) have received any salary, gratuity or other compensation or remuneration during the three years prior to the date of this committee's selection or expect to receive any salary, gratuity or other compensation or remuneration from the person or entity under consideration for selection or any person or entity directly or indirectly affiliated with the person or business entity under consideration, except as fully disclosed and detailed in Exhibit A, attached and included by reference herein.

Dated as of _____

Subscribed and sworn to before me this ____ day of _____ 202__.

Notary Public

My commission expires:

¹ "Relatives" include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

Exhibit B

CONFLICT OF INTEREST DISCLOSURE STATEMENT

RESPONSE TO REQUEST FOR [proposals/qualifications/bids]
FOR [services] ON BEHALF OF [procuring agency]

With my signature below, I hereby certify and acknowledge to the best of my information and belief, the following:

1. I am an authorized representative of [respondent name] (“Respondent”), and submit this Conflict of Interest Disclosure Statement on behalf of said Respondent and its owners, officers, and employees as part of Respondent’s Response to a Request [proposals/qualifications/bids] for [services] on behalf of [procuring agency].
2. I understand that by submitting this document I am subject to the penalties provided under section 575.040 RSMo. for making a false declaration under Section 575.060 RSMo.²
3. Respondent has not employed nor solicited any person to obtain an agreement resulting from this solicitation, and will not make any payment or other compensation in connection with obtaining an agreement resulting from this solicitation.
4. Except for those persons disclosed in Paragraph 6 below, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or [procuring agency]; or any of their relatives³ have or has a pecuniary interest in acquisition of the above-referenced services.
5. Except for those persons disclosed in Paragraph 6, no elected or appointed officials of the City of St. Louis; employees of the City of St. Louis; employees or board members of St. Louis Development Corporation or [procuring agency]; or any of their relatives have or has, within the last five (5) years, an ownership or pecuniary interest in Respondent, nor otherwise received any salary, gratuity or other compensation or remuneration from Respondent.
6. I am aware of the following persons who may have such interest(s) as discussed in Paragraphs 4 and 5 above (add another page if needed)

PERSON

RELATIONSHIP

COMPENSATION/INTEREST

- 1.
- 2.
- 3.
- 4.

Signature

Date

² The language of Sections 575.040 and 575.060 can be found here:

<https://revisor.mo.gov/main/OneChapter.aspx?chapter=575>

If you are unsure how this statute or this document applies to you, please consult with your legal counsel.

³ “Relatives” include (whether by blood, marriage, or adoption) the spouse, domestic partner, parent (including a stepparent), child (including a stepchild), brother, sister (including a stepbrother or stepsister), grandparent, grandchild, cousin, nephews, nieces, aunts, uncles, and in-laws.

RESOLUTION NO. 26-PT-35
PRESENTED TO THE BOARD – OCTOBER 8, 2026

TO: PORT AUTHORITY COMMISSION AND
STEPHEN WESTBROOKS, EXECUTIVE DIRECTOR

FROM: SUSAN TAYLOR, PORT DIRECTOR

RE: APPROVING AN AMENDMENT AND SECOND FIVE-YEAR EXTENSION
REQUEST TO AN ACBL TRANSPORTATION SERVICES LLC (ACBL) LEASE
(PIN #37)

EXECUTIVE SUMMARY

This ground and mooring lease began in 2011 with an initial 10-year period to be followed by three 5-year mutually-agreeable extensions. Five years ago ACBL applied for its first five year extension. On April 27, 2026, it requested its second extension.

BACKGROUND

ACBL has a fleet and a crew-change facility located at the foot of Davis Street (Attachment A) comprising 215,243 square feet (SF) and 1392 linear feet (LF). ACBL has asked to exercise its second extension. The Authority negotiated higher, market SF and LF rates starting November 1, 2021. At that time the lease rate rose from approximately \$66K/year to approximately \$150K/year.

The Authority will continue those market rates, starting at \$166,909.35 per year and raising them by a 3% escalator over the next five years. The Authority seeks approval for ACBL to exercise its second 5-year extension. Upon approval of the Port Commission, the Authority will seek approvals from the Board of Public Service and the Board of Aldermen.

REQUESTED ACTION

Approval of this Resolution.

FUNDING SOURCE

N/A

ATTACHMENT(S)

A: aerial photograph of leasehold with dimensions.

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

1. The Port Authority Commission approves this Resolution and a second 5-year extension to the 2011 lease with ACBL Transportation Services LLC consistent with this Resolution.
2. The Executive Director, his designee, legal counsel, and the appropriate officers, agents and employees of the Port Authority are authorized to take all steps necessary and to execute all documents necessary to effectuate the intent of this Resolution.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the governing body of the Authority.

ADOPTED this 8th day of October, 2026

THE CITY OF ST. LOUIS PORT AUTHORITY

By: _____

Title: _____

(SEAL)

ATTEST:

Assistant Secretary

RESOLUTION 26-PT-35

EXHIBIT A

