

INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) OF THE COUNTY OF WASHINGTON, MISSOURI

REGULAR MEETING MINUTES

July 11, 2023

1. Call to Order

- i. Meeting called to order by President Donald Thompson at 10:30am.
- ii. Members present: President, Donald Thompson, Vice President, Reggie Rowe
Directors present: Marty Simpson, Chris Horton, and Laura Wells.

Others present: Consulting Director - Jaclyn Rowe

2. Approval/Amendment of Agenda

- a. Agenda was amended to add item "d. Park Maintenance" under Old Business.
Reggie Rowe made a motion to approve the amended agenda, seconded by Laura Wells.
Motion unanimously approved.

3. Regular Business

Approval of minutes

- a. Chris Horton made a motion to approve June minutes as presented, seconded by Reggie Rowe.
Motion unanimously approved.
- b. Bills were presented in the amount of \$72,234.32. Motion to approve by Reggie Rowe, seconded by Marty Simpson.
Motion unanimously approved.

4. Old Business

- a. Consulting Director, Jaclyn Rowe briefed the board on the progress of the WWTP#3 agreement with the City of Potosi stating the deed work should be completed and the transfer made before the next board meeting, pending final documentation approval by the board.
- b. Reggie Rowe updated the board on progress being made concerning water flow capacities to the park. He relayed a report from Jeff Meadows that field work has been completed on the wells/towers and now Archer-Elgin is analyzing the data and developing improvement alternatives. A memo to review should come in the next couple of weeks.
- c. The board agreed to a work session for 2024 strategic planning on August 8th.
- d. The board gave authorization to award SJK a limit of \$6000 to perform tree/stump removal, fill and rock to prevent erosion near Midwest Textile. Motion for authorization made by Reggie Rowe, seconded by Chris Horton. Consulting Director to execute.

5. New Business

- a. Discussion was had about the pre-bid meeting held on July 7 for Spec Building 3. Consulting Director, Jaclyn Rowe presented a list of attendees, a list of current plan holders and Addendum #1. Rowe noted the extended Bid opening date is now set for July 28, 2023 at 11:30 a.m.
- b. Discussion was had about a request from Heather Garner for a letter of support and matching money for a grant. The board requested a conference call with Ms. Garner for more information to be scheduled on August 8. Consulting Director Rowe to schedule and confirm.
- c. Jaclyn Rowe provided a report and update on activities and plans to the board.
- d. The board gave support to Consulting Director Rowe to provide letters of support for grant applications for Ameren Missouri, the City of Potosi and SEED\$.

6. Next Meeting Date

- a. The board scheduled the next board meeting for Tuesday, Aug 8, 2023 at 8:30 a.m. at the IDA office.

Reggie Rowe made a motion to enter executive session pursuant to section 610.021(2) to discuss real estate and section 610.021(3) to discuss personnel. Seconded by Laura Wells. Motion unanimously approved.

EXECUTIVE SESSION MEETING MINUTES

The Board discussed a potential expansion in the industrial park and the extension of Consulting Director, Jaclyn Rowe's Independent Contractor Agreement.

Reggie Rowe made a motion to end the closed session. Marty Simpson seconded the motion. Motion carried unanimously.

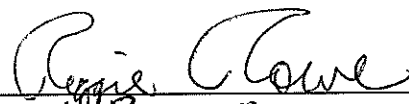
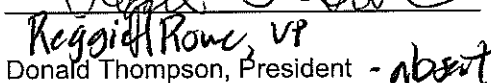
The board reconvened at 12:00 p.m. with one motion made by Marty Simpson to extend the agreement with Rowe Companies, LLC for Jaclyn Rowe to continue serving as Consulting Director through December 31, 2024, with duties and terms as outlined in the reviewed independent contractor agreement. Chris Horton seconded. Reggie Rowe abstained. Motion carried by all other members present. Agreement executed.

Next meeting date will be August 8, 2023.

Adjourned at 12:15 p.m.



Craig Portell, Recording Secretary



Donald Thompson, President - absent