

**MINUTES**

**PORT KC  
DEVELOPMENT COMMITTEE  
DECEMBER 9, 2019  
12:00 P.M.  
PORT KC  
110 BERKLEY PLAZA  
KANSAS CITY, MO 64120**

**Board:** Commissioner Gibson, Commissioner Fowler (Telephonically),  
Commissioner Rangel, Commissioner Clark, Commissioner Martin

**Staff:** Mariah Shields, Jolene Mead, Richard Grenville, Joe Perry, Mark Coulter,  
Joe Lohman, Zoraya Rowlands, Jon Stephens, Krishan Purvis, Maitland Mehlhaff,  
James Mulick

**Guests:** Matt Willis, City of KCMO; Rich Muller, VanTrust; Grant Harrison,  
VanTrust; Evan Fits; NorthPoint; Brent Miles; NorthPoint; Chris Chancellor,  
NorthPoint; Kevin Collision, City SceneKC; Paul Lewis, Lathrop & Gage; Stan  
Meyers, Terracon; Steve Vokerodt, KC Star

1. **Call to Order** ..... Chairwoman Clark
2. **Consideration of October 14, 2019 Minutes**..... Chairwoman Clark

Commissioner Martin moved to accept the October 14, 2019 minutes.  
Commissioner Rangel seconded. The motion passed unanimously.

3. **Consideration of Assignment and Execution fo Agreements in Connection with the Transfer of 14901 Andrews Road** ..... Mark Coulter

Commissioner Martin moved that the Development Committee recommend the approval of a resolution granting consent to the assignment and execution of various agreements in connection with the transfer of 14901 Andrews Road, located within the CenterPoint Intermodal Center. Commissioner Rangel seconded. The motion passed unanimously.

4. **Consideration of Master Memorandum of Understanding with NP Bannister Industrail, LLC**..... Mark Coulter

Brent Miles and Chris Chancellor of NorthPoint Development presentation.

Commissioner Rangel moved that the Development Committee recommend the approval of a Master Memorandum of Understanding with NP Bannister Industrial, LLC related to the redevelopment of the former Bannister Federal Complex. Commissioner Gibson seconded. The motion passed unanimously.

Commissioner Clark recused herself due to a conflict with the KCATA.

5. **Consideration of Inducement Resolution – USDA (Penn Seven, LLC)** ..... Mark Coulter

Commissioner Gibson moved that the Development Committee recommend the approval of an inducement resolution expressing the intent of Port KC to issue bonds in one or more series to finance the costs of acquiring real property located

at 805 Pennsylvania in an amount not to exceed \$15.5 Million. Commissioner Martin seconded. The motion passed unanimously.

**6. Consideration of Letter Agreement Regarding Allocation of AIM Zone 4 Revenues (USDA) ..... Mark Coulter**

Discussion had on the circumstances regarding the resolution.

Commissioner Fowler moved that the Development Committee recommend the approval of a resolution authorizing the execution of a letter agreement establishing the manner in which Port KC Advanced Industrial Manufacturing Zone 4 revenues are to be allocated. Commissioner Martin seconded. The motion passed unanimously.

**7. Consideration of Inducement Resolution Congress Corporate Center (VanTraust Real Estate, LLC) ..... James Mulick**

Grant Harrison of VanTrust Real Estate presentation.

Commissioner Fowler moved to table the approval of an inducement resolution expressing the intent of Port KC to issue bonds in one or more series to finance the costs of developing approximately 64.3 acres of real property located at the northwest corner of NW 112th Street & North Congress Avenue in an amount not to exceed \$35.5 Million until VanTrust Real Estate has met with the presiding Councilmembers Dan Fowler and Tersa Loar of District 2. Commissioner Clark seconded. The motion passed unanimously.

**8. Consideration of Resolution Authorizing the Amendment of a Riverfront Lease/ Sublease and the Fee Acquisition of Certain Riverfront Property in Connection with the Construction of the Bond Bridge ..... Mark Coulter**

Commissioner Rangel moved that the Development Committee recommend the approval of a resolution authorizing the President & CEO to execute such documents as are necessary to amend the lease, amend the sublease and acquire the fee interests to property as presented to the Committee in this Motion Approval Summary. Commissioner Martin seconded. The motion passed unanimously.

**9. Development ..... Joe Perry**

**10. Port ..... Richard Grenville**

**11. Other Business**

**12. CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to legal actions, real estate transactions and personnel issues**

- **(3) Personnel Issues**

Roll call was taken to enter closed session:

Commissioner Rangel, Aye; Commissioner Martin, Aye; Commissioner Gibson  
Commissioner Clark, Aye

Commissioner Fowler did not enter closed session.

Legal matters were discussed.

Commissioner Martin moved to moved that the Development Committee move forward with a Rail Application and further presentation. Commissioner Rangel seconded. The motion passed unanimously.

13. **Adjourn**..... Chairman Gibson