

MINUTES

**PORT KC
BOARD OF COMMISSION
DECEMBER 16, 2019
3:00 P.M.
PORT KC
110 BERKLEY PLAZA
KANSAS CITY, MO 64120**

Board: Commissioner Gibson, Commissioner Glynn; Commissioner O'Neill

(Telephonically) Commissioner Fowler, Commissioner Rangel, Commissioner Clark, Commissioner Martin; Commissioner Shields;

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

Guests: Jerry Riffel, Lathrop & Gage; Ron Jury, Jury & Associates; Brian Bock, H&R Block; Charles Miller, Lewis Rice; Jon Copaken, Copaken Brooks; Kevin Breslin, Bannister Transformation; Stan Meyers, Terracon; Adam Gasper, Mc Dowell Rice; Charles Chevalier; Quinton Lucas, City of KCMO; Jim Nolan; Bannister Transformation; Scott Cargile, Bannister Transformation; Evan Fits; NorthPoint; Brent Miles; NorthPoint; Evan Fitts; NorthPoint; Chris Chancellor, NorthPoint; Kevin Collision, City SceneKC; Steve Vokerodt, KC Star

1. **Call to Order** Chairman Gibson
2. **Consideration of November 25th Minutes**..... Chairman Gibson

Commissioner Rangel moved to accept the November 25, 2019 minutes.
Commissioner Clark seconded. The motion passed unanimously.
3. **Welcome & Introductions**..... Chairman Gibson
4. **Installation of New Commission**..... Chairman Gibson

Proceed with current Commission, as there was no quorum.
5. **Election of Officers**..... Jon Stephens

Tabled until next Commission meeting February 24, 2020.
6. **Designation of & Assignment to Committees**..... Jon Stephens

Tabled until next Commission meeting February 24, 2020.
7. **Consideration of Assignment and Execution of Agreements in Connection with the Transfer of 14901 Andrews Road**..... Brian Rabineau

Commissioner Martin moved that the Board of Commissioners approve 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 Clark seconded. The motion passed unanimously.

8. Consideration of Master Memorandum of Understanding with NP Bannister Industrial, LLC..... Mark Coulter

Brent Miles North Point Development presentation.

Commissioner Martin moved that the Board of Commissioners approve a Master Memorandum of Understanding with NP Bannister Industrial, LLC related to the redevelopment of the former Bannister Federal Complex. Commissioner Fowler seconded. The motion passed unanimously.

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

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

Commissioner Clark moved that the Board of Commissioners approve 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 Fowler seconded. The motion passed unanimously.

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

Commissioner Martin moved that the Board of Commissioners approve 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 Rangel seconded. The motion passed unanimously.

11. Consideration of Mater Development Agreement with Power Tower Block 124, LP Mark Coulter

Commissioner Rangel moved that the Board of Commissioners approve a Master Development Agreement with Power Tower Block 124, LP. Commissioner Clark seconded. The motion passed unanimously.

12. 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 Brian Rabineau

Commissioner Rangel moved that the Board of Commissioners approve 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.

13. Review Proposed 2020 Commission Schedule

14. Other Business

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

16. Adjourn..... Chairman Gibson