

**MINUTES**

**PORT KC  
DEVELOPMENT COMMITTEE MEETING  
MONDAY, DECEMBER 14, 2020  
3:30 P.M.**

**110 BERKLEY PLAZA  
KANSAS CITY, MO 64120**

**Board:** Commissioner Cargile; Chairperson Glynn; Councilperson O’Neill; Councilperson Shields; and Chairperson Terrebonne

**Staff:** Brian Rabineau, James Mulick, Joe Lohman, Joe Perry, Jon Stephens, Krishan Purvis, Mariah Shields, Mark Coulter, Mary Barnes, Renee Hultgren, and Richard Grenville

**Guests:** B Miles; Brent Miles, Northpoint; Corey Walker; Janice Bolin, Kansas City Public Library; Jason Romero, Platform Ventures; Johnny Sweeney; Kathleen Pointer; Kevin Hardy; Liam Dai; Matt Girard, Plenary Americas; Mike Gardner; Sheldon Oxner; Stan Meyers, Terracon; Thomas Freistad, Kansas City Business Journal; and Trent Dansel, Olsson

- 1. Call to Order** ..... Chairperson Terrebonne
- 2. Consideration of October 13, 2020 Minutes**..... Chairperson Terrebonne

Chairperson Glynn made a motion to approve the October 13, 2020, meeting minutes.

Councilperson Shields seconded.

Roll call vote: Commissioner Cargile, Aye; Chairperson Glynn, Aye; Councilperson O’Neill, Aye; Councilperson Shields, Aye; and Chairperson Terrebonne, Aye

The motion passed unanimously.

- 3. Consideration of Bond Authorization Resolution - Blue River Commerce Center Phase 2** ..... Jon Stephens

Councilperson O’Neil made a motion that the Development Committee recommend the Board of Commissioners adopt a resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (Blue River Commerce Center Project – Phase II) in a maximum principal amount of \$27,000,000 and the execution of related documents.

Councilperson Shields seconded.

Roll call vote: Commissioner Cargile, Aye; Chairperson Glynn, Aye; Councilperson O’Neill, Aye; Councilperson Shields, Aye; and Chairperson Terrebonne, Aye

The motion passed unanimously.

**4. Consideration of Bond Authorization Resolution - Platform Ventures Spec Project..... Jon Stephens**

Councilperson Shields made a motion that the Development Committee recommend the Board of Commissioners adopt a resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (Platform Spec Project) in a maximum principal amount of \$25,000,000, and the execution of related documents.

Commissioner Cargile seconded.

Roll call vote: Commissioner Cargile, Aye; Chairperson Glynn, Aye; Councilperson O'Neill, Aye; Councilperson Shields, Aye; and Chairperson Terrebonne, Aye

The motion passed unanimously.

**5. Consideration of Resolution Approving a Task Order from Trans Systems for the Missouri River Terminal Project ..... Richard Grenville**

Councilperson Shields made a motion that the Development Committee recommend the Board of Commissioners adopt a resolution approving Trans Systems Task Order #14 in the amount of \$290,000.00.

Chairperson Glynn seconded.

Roll call vote: Commissioner Cargile, Aye; Chairperson Glynn, Aye; Councilperson O'Neill, Aye; Councilperson Shields, Aye; and Chairperson Terrebonne, Aye

The motion passed unanimously.

**6. Consideration of Resolution Approving a Task Order from Thompson Coburn for the Missouri River Terminal Project ..... Mark Coulter**

Chairperson Glynn made a motion that the Development Committee recommend the Board of Commissioners adopt a resolution approving the Thompson Coburn task order in the amount of \$104,000.00.

Councilperson O'Neill seconded.

Roll call vote: Commissioner Cargile, Aye; Chairperson Glynn, Aye; Councilperson O'Neill, Aye; Councilperson Shields, Aye; and Chairperson Terrebonne, Aye

The motion passed unanimously.

**7. Development Report.....Joe Perry**

**8. Port Report.....Richard Grenville**

**9. Other Business**

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

11. **Adjourn..... Chairperson Terrebonne**

**MEMORANDUM**



**TO:** Development Committee

**FROM:** Richard Grenville – V.P. Multimodal Logistics

**DATE:** January 12, 2021

**SUBJECT:** Port Report

**Port Activities**

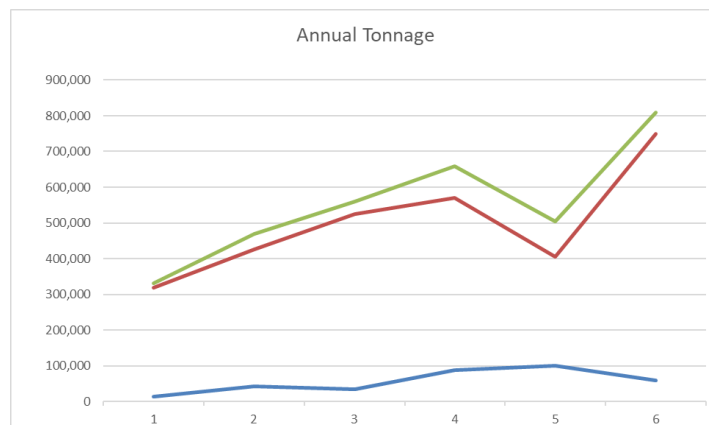
Port activity was predictively reduced for December as navigation has been curtailed due to reduced river flows. We did see some rail activity with three railcars carrying sodium chloride and sixty-six trucks delivering salt for ice melt mixing and distribution. Our total tonnage for the year was down compared to last year; this was influenced by the COVID 19 pandemic and navigation problems in the lower river reaches. Overall tonnage on the river saw an increase as Nebraska City, Omaha, Walcott and Saint Joseph ports increased operations.

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Port KC Tons
2015	0	0	0	0	0	0	0	5,758	0	0	7,112	0	12,870
2016	0	5,674	8,883	4,711	6,124	4,725	0	5,804	0	4,437	3,067	0	43,425
2017	0	0	4,346	4,165	5,835	6,042	3,360	3,304	1,616	4,516	1,510	0	34,694
2018	0	0	0	2,915	13,499	13,991	11,431	14,362	13,540	1,435	12,164	4,456	87,793
2019	0	4,089	0	7,122	7,323	0	3,162	15,691	26,648	10,363	12,901	12,939	100,238
2020	15,165	4,738	3,909	6,805	3,329	1,498	9,657	5,408	3,944	2,902	51	1,439	58,845

**Port Tonnage Yearly Comparison**

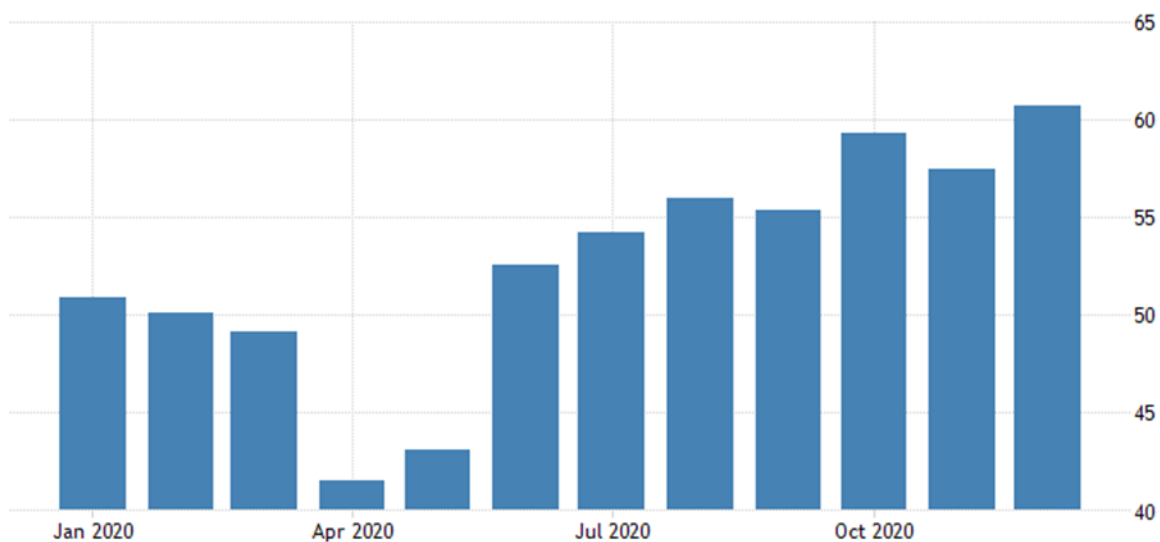
Year	Total Port KC Tons	Non Port KC Tons	Tot Missouri River Tons
2015	12,870	318,000	330,870
2016	43,425	425,000	468,425
2017	34,694	525,000	559,694
2018	87,793	570,000	657,793
2019	100,238	405,000	505,238
2020	58,845	750,000	808,845

Total Missouri River Tons (not including sand and gravel)



## Economy

Manufacturing continues to improve nationwide despite the pandemic. The manufacturing index increased from 57.5 in November to 60.1 in December, with the overall economy notching an eighth consecutive month of growth.



Respectively Submitted,

Richard Grenville

## MEMORANDUM

**TO:** Port KC Development Committee

**FROM:** Joe Perry - Vice President, Development

**DATE:** January 12, 2021

**SUBJECT:** Development Committee Report

### RICHARDS-GEBAUR MONTHLY UPDATES

**National Security Campus Expansion:** Port KC is working to remove barriers to development at 150 Highway Botts Road (see map) that would allow more certainty to development expansion near the current NNSA site. Port Development staff continues to dialogue with project stakeholders.

#### Land

**Marketing:** Port KC Staff and Brokers can report additional interest in the residual land not under contract or option at 49 Crossing. Work is progressing on the active deals reported previously (shown in yellow).

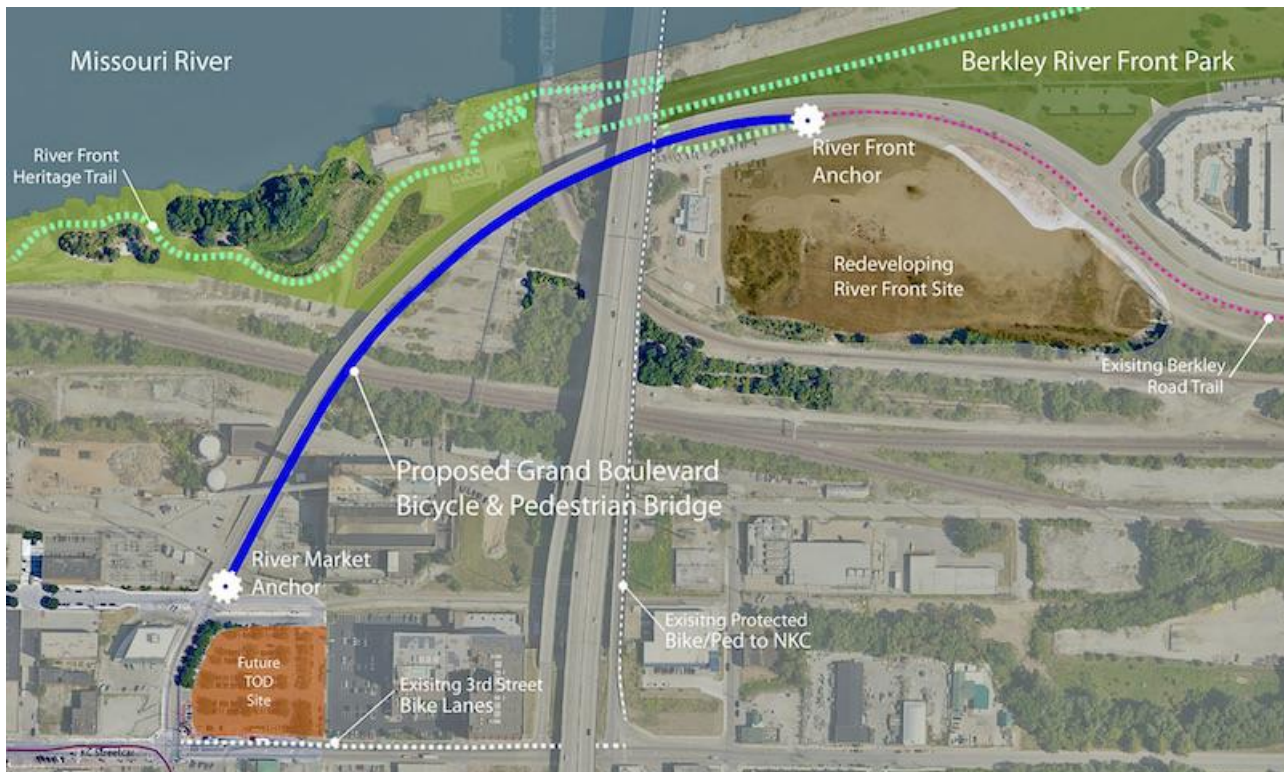


### BERKLEY RIVERFRONT MONTHLY UPDATES

**BUILD Grant Award - KC Streetcar Extension:** Port KC legal staff is leading the multiple jurisdiction agreement between the KCATA, Streetcar Authority, City, and Port. Port KC and the Streetcar Authority are collaborating on how to best fund initial outlays as the KCATA finalizes the \$14.2 Million USDOT BUILD Grant award announced this past September. As much as \$1 million will possibly get expended before final

grant award to keep the project on schedule.

**Bike/Ped Bridge:** The KCMO Public Works Selection Committee should be under contract with the selected consultant to finalize the construction drawings for the stand-alone Bike/Ped bridge. The facility will make critical connections between downtown and Berkley Riverfront as illustrated by a Public Works staff generated image below:



**New Activity:**

- **Berkley Park Amenities:**
  - **Beer Garden:** Port KC and a local food and beverage operator formally executed a Letter of Intent (LOI) for the planned outdoor recreational beer garden facility on 12/14/2020. The project is moving forward with contract negotiations and final design.
  - **Music Venue:** Port KC and a local music venue operator have executed a formal LOI on 1/5/2021 after working together on multiple rounds of preliminary design and planning. The project will also move forward with contract negotiations and final design in a similar timeline as the beer garden.
- **LIHTC Projects:** In Fall 2020, two separate affordable housing developments were submitted to the Missouri Housing Development Commission (MHDC) for application for allocation of Low Income Housing Tax Credits (LIHTC) at Berkley Riverfront. Unfortunately, on 12/17/2020 Port KC was notified that neither project was selected by MHDC to receive federal or state credits as part of the



affordable housing program in 2020.

- **Parcel 13** – EPEC / The Grooming Project submitted application for a 45-unit affordable development combined with over 5,300 square feet of vocational training space for disadvantaged individuals. Units were proposed to be between 30-50% of Area Median Income (AMI) and submitted to the 9% LIHTC program.
- **Parcel 12B** – Flaherty & Collins submitted application for a traditional affordable development consisting of 121 units leased at a rate between 50-60% of AMI through the federal 4% LIHTC program.

#### Ongoing Activities:

- **Bar K:** Port KC Staff is negotiating with Bar K on the possible pre-payment of their lease to clear the way for their ownership to refinance their capital improvements and make additional investments onsite; specifically permanent paved parking lots north of their building and a potential expansion of their indoor facilities.
- **Hospitality Development:** Port KC continues in weekly discussions on-site identification and configuration with a boutique hotel developer that has a letter of intent (LOI) with Port KC for a five-story, 120-key hotel. The collaboration is currently focused on how and where to produce adequate parking in a manner that could fast forward the timeline of this project.
- **Parcel 12A (CORE Apartments):** Northpoint Development and their general contractor, Neighbor's Construction, have now completed concrete foundations for two of the three planned buildings, all site utility work, and nearly all curbs have been constructed allowing for paving of the perimeter roads and parking surfaces. Structural steel showed up on-site at the beginning of January and wood framing is also set to begin in January, which will mark the start of vertical construction.





## CASINO REDEVELOPMENT

**Redevelopment:** The Port Development staff has been in continual contact with the Bally Corporation local and national executive team, as well as their architects and engineers. City and MoDOT staff are meeting with the owner's team and Port KC staff to coordinate a newly requested traffic study which will cause a slight delay in the review of their Final Development submittal. Below is the casino's new rendering for the plan submitted to the City.



## 5<sup>th</sup> AND MAIN RFP - RIVER MARKET UPDATE

**City and Port KC Approval:** The City Council and Port KC Board of Commissioners have mutually taken legislative actions that will allow Port KC to facilitate the marketing of the 5<sup>th</sup> and Main Parking lot directly west of Minsky's Pizza in the historic River Market neighborhood. The City and Port KC entered into an Intergovernmental Cooperative Agreement in August 2020 to facilitate this transaction.

**Developer RFP:** Port KC Legal and Development staff produced a Development Request for Proposals (RFP), which was issued on September 4, 2020, and responses were due on November 18, 2020. The RFP required an affordable housing component and provisions to maintain certain public parking components.

It was later discovered that due to the project's proximity to the Wheeler Downtown Airport, a Federal Aviation Administration (FAA) building height restriction (Part 77) could prohibit the projects as currently proposed. This information was not discovered in time for the respondents to take it into account, and as such, they have been granted additional time of one week to revise and resubmit conforming proposals.



Should the FAA not grant a height variance, the revised proposals will take precedence. Revised proposals were then due on December 10, 2020.

Proposals have been collected and distributed to the Selection Committee, a five-member committee of various community stakeholders who will review, evaluate, and score the proposed projects. The Selection Committee plans to interview the respondent developers and deliver the final rankings to Port KC on January 19, 2021. At that time, Port KC will move forward with contract negotiations with the selected party.

**Respectfully Submitted,**

Joe Perry - Vice President, Development

Krishan Purvis - Development Manager

## ADDENDUM

### PROJECT DESCRIPTIONS AND HISTORICAL INFORMATION

#### RICHARDS-GEBAUR ENVIRONS

##### **Botts Road Area:**

Port KC staff, the City of Kansas City, Honeywell, the NNSA, landowners and other stakeholders performed a collaborative study of the Botts Road Corridor with a particular focus on the future of federal job growth in Kansas City in 2019. Coincidentally, Port KC VP of Development Joe Perry served on the Steering Committee of the Martin City Area Plan conducted by the City of Kansas City, Missouri. Key recommendations from the Botts Road Corridor Study were included in the Martin City Area Plan update.

##### **RFI (Request for Information) for the National Security Campus:**

Spring 2020, the Army Corps of Engineers, working on behalf of the NNSA, received many responses to their Request for Information for land that would accommodate a campus expansion in the Kansas City Metropolitan area for the National Security Campus (NSC) now located at the Northeast corner of Botts Road and M-150 Highway interchange. The RFI requested developers submit sites of 250 acres in 1 mile proximity to the existing NSC site and 400 acres for sites not in that proximity.

##### **Land Marketing:**

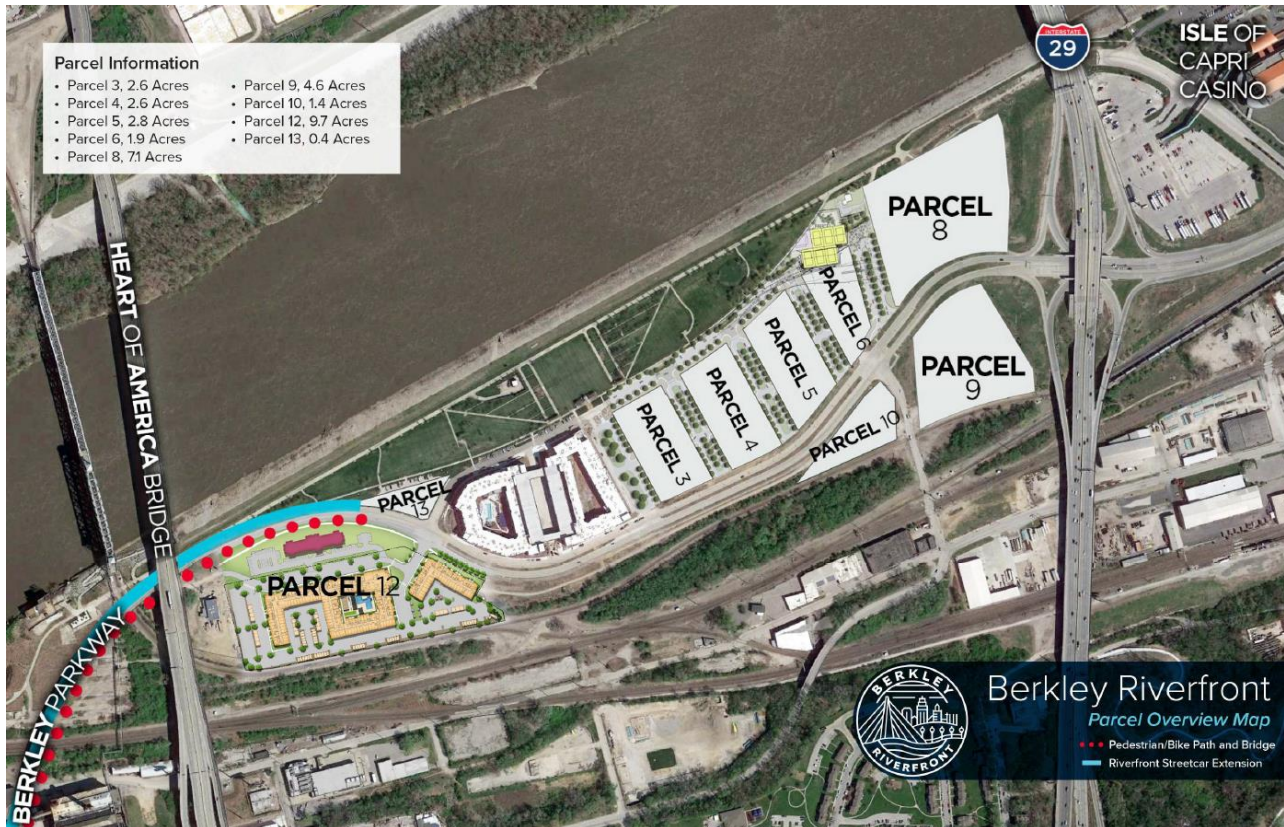
Port KC Staff has a listing agreement with Newmark Grubb Zimmer that includes offering for lease existing buildings and parking lots. The listing agreement also includes offering land for sale and long-term land leases for redevelopment. Land available for sale or long-term land include approximately 400 acres north of 155<sup>th</sup> Street between Andrews Road on the west and I-49 on the east as well as land west of Botts Road and North of Hangar Road. Approximately 450 of the 700 acres Port KC owns at Richards-Gebaur is actively marketed for sale or long-term lease.

#### BERKLEY RIVERFRONT

##### **Parcel 12A (CORE Apartments):**

- On November 22, 2019, Port KC and NorthPoint fully executed a Purchase & Sale Agreement (PSA), including a Development Agreement, for the construction of an 8-acre, 350-unit multi-family mixed-income development located east of Bar K on Parcel 12A.
- On June 29, 2020, NorthPoint received their Site Disturbance Permit.
- On June 30, 2020, NorthPoint and Port KC reached financial close on this transaction.
- On July 21, 2020, the groundbreaking event was held at the site. NorthPoint's general contractor, Neighbors Construction, began mobilization and construction site work shortly thereafter.
- On July 29, 2020, NorthPoint received their Infrastructure Permit for sanitary and stormwater sewer.
- As of October 7, 2020, NorthPoint has completed the sanitary sewer and necessary utility

connections, as well as the underground stormwater detention facilities.



### Parcel 12C (Bar K):

- Port KC entered into a long-term land lease with Bear-Bishop LLC in 2017. Bar K indoor restaurant and out-door dog park was constructed on the site and opened for business August 2018.
- Previous to opening the permanent facility, Bar K operated in a then Port KC owned 40,000 square foot warehouse on Woodswether Road in the West Bottoms for more than one year.
- Bar K offers memberships and daily passes for dogs; human patrons may enter without a fee. The leasehold includes premises of approximately 2.5 acres including land under the ASB Missouri River Bridge approach.

### Berkley Park:

- Berkley Park completed in 1998 as the centerpiece of a 1997 \$21.5 Million bond that also constructed the Grand Avenue Viaduct. The park is approximately 16 acres and one mile long.
- Port KC commenced a lease in 2016 with KC Crew to operate league volleyball on six lighted sand volleyball courts within Berkley Riverfront Park.
- Port KC commenced a second agreement with Catholic Challenge Sports in 2018 for a separate night of league volleyball.