

**MEETING MINUTES**  
**PORT KC**  
**BOARD OF COMMISSIONERS MEETING**  
**MONDAY, JUNE 28, 2021**  
**3:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89281061625?pwd=Q2ZBWEY2L0RtOUxCZjJXS25ERjdQQT09>

Meeting ID: 892 8106 1625  
Passcode: 695441

**Board:**

Chairperson Claire Terrebonne, Chairperson Matt Oates, Chairperson Phil Glynn, Commissioner Henok Tekeste, and Commissioner Yolanda Cargile

**Staff:**

James Mulick, Joe Lohman, Joe Perry, Jolene Mead, Jon Stephens, Krishan Purvis, Mariah Shields, Mark Coulter, Mary Barnes, Renee Hultgren, and Richard Grenville

**Guests:**

Andy Adkins – EDC, Brandon Howard – Niagra Bottling, Daniel Ferman Leon – Cornell U. PhD Candidate, De’Jon Slaughter – Turner Construction, Jan Parks – KC Economic Development, Janice Bolin – KC Public Library, Jim Erickson – EDC, Jim Erickson – EDC, Joey Flickner – IUPAT DC3, Kathleen Pointer – Kansas City Public Schools, Kevin Collison – City Scene, Matt Tapp – Plate County EDC, Patrick Drinan – Niagra Bottling, Roxsen Koch – Polsinelli, Stan Meyers – Terracon, Steve Vockrodt – The Kansas City Star, Tom Friestad – Kansas City Business Journal, and Will Uyesingi – Niagra Bottling LLC

- 1. **Call to Order** ..... Chairperson Glynn
- 2. **Consideration of May 24, 2021 Minutes**..... Chairperson Glynn

Chairperson Terrebonne made a motion to accept the May 24, 2021, meeting minutes as written.

Commissioner Terrebonne seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matt Oates, Aye; Chairperson Phil Glynn, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[There was no Board or public discussion.]

The motion passed unanimously.

**3. Consideration of Bond Inducement Resolution – Project 8.....Commissioner Terrebonne**

Commissioner Cargille made the motion that the Board adopt a Resolution expressing the intent of Port KC to issue bonds in one or more series to finance the costs of procuring and installing the equipment to serve “Project 8” in an amount not to exceed \$182 Million.

Commissioner Oates seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matt Oates, Aye; Chairperson Phil Glynn, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[There were questions and discussion from the Board, however no public comments were made.]

The motion passed unanimously.

**4. Consideration of Resolution Authorizing a Master Ground Lease with Right of First Refusal – Ideker, Inc. ....Commissioner Terrebonne**

Chairperson Terrebonne made the motion that the Board adopt a Resolution authorizing the President & CEO to execute a Master Ground Lease with Right of First Refusal with Ideker, Inc.

Commissioner Oates seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matt Oates, Aye; Chairperson Phil Glynn, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[There was Board discussion.]

The motion passed unanimously.

**5. Consideration of Resolution Authorizing the Renewal of a Line of Credit (LOC) with Country Club Bank..... Commissioner Oates**

Chairperson Terrebonne made the motion that the Board adopt a Resolution authorizing the renewal of the line of credit with Country Club Bank.

Commissioner Cargille seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matt Oates, Aye; Chairperson Phil Glynn, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[There was no Board or public discussion.]

The motion passed unanimously.

**6. Consideration of Resolution Approving an Amendment to Port KC's Procurement & Authorization Policy ..... Commissioner Oates**

Chairperson Terrebonne made a motion that the Board adopt a Resolution authorizing the amendment to Port KC's Procurement & Authorization Policy as presented.

Commissioner Cargille seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matt Oates, Aye; Chairperson Phil Glynn, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[There was no Board or public discussion.]

The motion passed unanimously.

**7. Consideration of Resolution Approving an Amendment to the Transaction Documents for the Platform Spec Project .....Jon Stephens**

Commissioner Oates made a motion that the Board adopt a Resolution authorizing the President & CEO to execute an amendment to the Platform Spec Project

transaction documents for purposes of correcting the applicable legal descriptions and recording a corrected deed.

Chairperson Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matt Oates, Aye; Chairperson Phil Glynn, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[There was no Board or public discussion.]

The motion passed unanimously.

8. **Berkley Riverfront Streetcar Extension – Project Update** .....Jon Stephens
9. **Executive/ Staff Reports**
  - Communications** ..... Mariah Shields
  - Legal** ..... Mark Coulter
  - Finance** ..... Joe Lohman
  - Asset Management** ..... James Mulick
  - Port** ..... Richard Grenville
  - Development** ..... Joe Perry
  - President’s Report** ..... Jon Stephens
10. **CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to legal actions, real estate transactions and personnel issues**
  - A. **Consideration of Resolution Authorizing the Execution of a Ground Lease with Purchase Option – Parcel 9**
11. **Other Business**
12. **Adjourn** ..... Chairperson Glynn