

**PORT KC
DEVELOPMENT COMMITTEE MEETING MINUTES
MONDAY, OCTOBER 18, 2021
3:30 P.M.**

Join Zoom Meeting

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Zoom Meeting ID: 824 7523 8987

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Board:

Chairperson Claire Terrebonne, Chairperson Deb Hermann, Commissioner Yolanda Cargile, and Councilperson Katheryn Shields

Staff:

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

Guests:

Andrew Lenard – Levy Craig, Ben Zarwick, Bradley Migdal – Cushman Wakefield, Brandon Brensing – Ryan Companies US, Inc., Cole Carter – Cushman Wakefield, Corey Walker – Platform Ventures, Elii Bowen – Kansas City SmartPort, Jack Noftsger, Janice Bolin – Kansas City Public Library, Jean Matzeder, Joe Oaks – Polsinelli, Kevin Hardy, Kevin Hardy, Marc Abbott – Polsinelli, Mike Fisher, Mike Fisher – Polsinelli, Mike Gardner – Taliferro & Browne, Ryan McNellis, Ryan Tull – Parker Square Consultant, Scott Seitter – Levy Craig, and Tom Friestad – Kansas City Business Journal

1. **Call to Order** Chairperson Terrebonne

2. **Consideration of August 9, 2021 Minutes** Chairperson Terrebonne

Councilperson Shields made a motion to adopt the August 9, 2021, minutes as written.

Chairperson Hermann seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

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

Councilperson Shields made a motion that the 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 IV) in a maximum principal amount of \$34,000,000 and the execution of related documents.

Chairperson Hermann seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

[There was comment from the board.]

The motion passed unanimously.

4. Consideration of Bond Inducement Resolution – “Project Trigger” Jon Stephens

Councilperson Shields 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 Trigger” in an amount not to exceed \$40 Million.

Chairperson Shields seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

5. Consideration of Bond Authorization Resolution - Platform Ventures - Building 7 - 49 Crossing..... Jon Stephens

Councilperson Shields made the motion that the Committee recommend the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (Platform Building 7 Project).

Chairperson Hermann seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

[There was comment from the Board.]

The motion passed unanimously.

6. Consideration of Bond Authorization Resolution

-Parker Square Jon Stephens

Councilperson Shields made the motion that the Committee recommend the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s bonds in three series in a combined maximum principal amount of \$36,000,000, and the execution of related documents.

Chairperson Hermann seconded.

Roll call was taken:

[There was comment from the Board.]

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

7. Consideration of Resolution Inducing the Issuance of Bonds, and Establishing Terms & Financial Framework - Ryan Companies – The Glade..... Jon Stephens

Councilperson Shields made the motion that the Committee recommend the Board of Commissioners adopt a Resolution approving the Memorandum of Understanding in substantial form, establishing the property tax exemption framework, and expressing Port KC’s intent to issue bonds in one or more series in an amount not to collectively exceed \$5 Billion.

Chairperson Hermann seconded.

Roll call was taken:

[There was comment from the Board.]

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

8. Consideration of Resolution Approving a Modification to the Terms of Port KC’s Local Match for the Berkley Riverfront Streetcar Extension Jon Stephens

Councilperson Shields made a motion that the Committee recommend the Board of Commissioners adopt a Resolution repealing Resolution 2021-03-01 and adopting a new Resolution approving the updated terms of the Streetcar Riverfront Extension Agreement in substantial form.

Chairperson Hermann seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

9. Consideration of Resolution Approving a Change Order with ICF International, Inc – Missouri River Terminal (MRT) Mark Coulter

Councilperson Shields made the motion that the Committee recommend the Board of Commissioners adopt a Resolution authorizing staff to execute a Modification Proposal with IFC Jones & Stokes to include the additional survey work requested by the Osage Nation, Missouri State Historical Preservation Office, and the US Army Corps of Engineers.

Chairperson Hermann seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

10. Development Report.....Joe Perry

11. Port Report.....Richard Grenville

12. Other Business

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

Councilperson Shields made the motion to enter closed session pursuant to Section 610.(2) RSMo for matters related to real estate transactions.

Chairperson Hermann seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

A. Consideration of Resolution Approving a Surface Parking License (Berkley Riverfront, Parcels 4, 5 and 6) and a Ground Lease with Purchase Option (Berkley Riverfront, Parcel 8)..... Jon Stephens

Councilperson Shields made the motion to come out of closed session.

Chairperson Hermann seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Deb Hermann, Aye; Commissioner Yolanda Cargile, Aye; and Councilperson Katheryn Shields, Aye

The motion passed unanimously.

Closed Session Summary

The Committee returned to open session from closed session where real estate matters were discussed regarding Parcels 4,5,6 and 8 of Berkley Riverfront. The committee voted to recommend approval of a lease with purchase option and parking license. The matter was advanced to the board for consideration at its October 25, 2021 meeting.

14. Adjourn..... Chairperson Terrebonne