

**PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, July 17, 2023
3:00 P.M.
110 Berkley Plaza, Kansas City, MO 64120**

Join Zoom Meeting

<https://us02web.zoom.us/j/83853880487?pwd=dGlaN1ROTTBpSE5Cam90VEtBdkJrUT09>

Attendance

Board:

Chairperson Deb Hermann
Commissioner Claire Terrebonne
Commissioner Henok Tekeste
Commissioner Matt Oates
Commissioner Yolanda Cargile
Councilperson Katheryn Shields
Councilperson Kevin O’Neill

Guests:

Aaron Schmidt – Hunt Midwest, Angie Lile – Wholistic Media Agency, Ashley Dowd – Polsinelli, Austin Beasley – EPC Real Estate Group, Ben Snider, Brandon Buckley – 4711 Partners, LLC, Chelsea K – Waldo Area Business Association, Chris Frantze – Stinson LLP, Chris Stritzel, Dan Moye – EDC, Diane Botwin – Waldo, Doug Stone, Elizabeth Warmick, Jamekia Kendrix – KCPS Board of Directors, James McClure – Polsinelli, Jeremy Tinkler – EPC Real Estate Group, Joe Hudson, Kathleen Pointer – KCPS, Kevin Hardy – *The Kansas City Star*, Kyle O’Conner, Mark Coulter – Rouse Frets White Goss, Mike Bell – Hunt Midwest, Mike Kellan, Monica Curls, Monica Curls – KCPS Board of Directors, Morgan Mutert – Hunt Midwest, Ora Reynolds – Hunt Midwest, Richard Chaves Jr. – Parking Company of America, Roxsen Koch – Polsinelli, Ryan Underwood – Waldo, Sean Anderson – Waldo CID, Stan Meyers, Thomas Friestad, Thomas Turgeon – Waldo CID, and Tiffany Moore – Community Member

Staff:

Aaron Plump, Brian Rabineau, Jocelyn Knight, Joe Perry, Jolene Mead, Jon Stephens, Mary Barnes, Megan Elder, and Rhonda Miller

1. Call to Order Chairperson Hermann

The meeting was called to order at 3:05 p.m. by Chairperson Hermann.

2. Consideration of June 12, 2023 Minutes Chairperson Hermann

Commissioner Terrebonne made a motion to accept the June 12, 2023, meeting minutes as written.

Councilperson Shields seconded.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile – *Not Present*
Councilperson Katheryn Shields - Aye
Councilperson Kevin O’Neill – Aye

[There were no questions from the Board, Public, or comment from Staff.]

The motion was adopted unanimously.

3. Consideration of Port KC Staff Referrals.....Jon Stephens

A separate public testimony period will be provided at the conclusion of the Board’s consideration of each of the listed items, i.e., prior to any vote. Public testimony is limited to three (3) minutes per person, per item, unless extended at the discretion of the Chairperson.

A. Consideration of Resolution Inducing the Issuance of Bonds and Authorizing the Execution of a Master Development Agreement – Berkley Riverfront

Councilperson Shields made a motion that the Board of Commissioners adopt a Resolution expressing Port KC’s intent to issue its bonds in multiple series over a period not to exceed 10 years and in an amount not to collectively exceed \$800 Million, authorizing the execution of a Master Development Agreement, and authorizing the President & CEO to take such other actions as are required of Port KC by the terms of the Master Development Agreement.

Councilperson O’Neill seconded.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, *No*
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile – Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O’Neill – Aye

[There was comment from the Board, representatives from Kansas City Public School District, the Public, and the Developer’s counsel.]

The motion was adopted six to one.

B. Consideration of Resolution Inducing the Issuance of Bonds – 74 Broadway

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution expressing Port KC's intent to issue its bonds in an amount not to exceed \$92 Million.

Commissioner Cargile seconded.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, *No*
Commissioner Matt Oates, *No*
Commissioner Yolanda Cargile – Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – *Not Present*

[There were questions from Oates, Terrebonne and comments from Kansas City Public Schools, the Public, and representatives from the Waldo neighborhood.]

The motion was adopted four to two.

C. Consideration of Resolution Inducing the Issuance of Bonds – 4711 Partners

The item was postponed and will be discussed on a future date.

D. Consideration of Resolution Authorizing the Execution of a Master Memorandum of Understanding and Amending Res. 2023-06-04 – Tiffany Springs Logistics

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution amending Resolution 2023-06-04 by increasing the maximum bond issuance from \$377 Million to \$500 Million and authorizing the execution of a Master Memorandum of Understanding.

Commissioner Oates seconded.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile – Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – *Not Present*

[There were no questions or comments from the Board, Public, or Staff.]

The motion was adopted unanimously.

E. Consideration of Resolution Authorizing the Execution of a Master Memorandum of Understanding and Inducing the Issuance of Bonds - HMBC Development

Commissioner Terrebonne made a motion that the Board of Commissioner's adopt a Resolution expressing Port KC's intent to issue its bonds, in multiple series, in an amount not to collectively exceed \$350 Million, and authorizing the execution of a Master Memorandum of Understanding.

Commissioner Oates seconded.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile – Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – *Not Present*

[There were no questions or comments from the Board, Public, or Staff.]

The motion was adopted unanimously.

F. Consideration of Resolution Authorizing the Execution of a Master Memorandum of Understanding and Inducing the Issuance of Bonds – Five Star Logistics

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution expressing Port KC's intent to issue its bonds, in one or more series, in an amount not to collectively exceed \$100 Million.

Commissioner Oates seconded.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, *Not Present*
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile – Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – *Not Present*

[There were no questions or comments from the Board, Public, or Staff.]

The motion was adopted unanimously.

G. Approving Task Order #20 under On-Call Engineering Contract with TranSystems

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution approving TranSystems Task Order #20 in the amount of \$115,000.00.

Councilperson Shields seconded.

Roll call vote was taken:

- Chairperson Deb Hermann, *Aye*
- Commissioner Claire Terrebonne, *Aye*
- Commissioner Henok Tekeste, *Not Present*
- Commissioner Matt Oates, *Aye*
- Commissioner Yolanda Cargile – *Aye*
- Councilperson Katheryn Shields - *Aye*
- Councilperson Kevin O’Neill – *Not Present*

[There were no questions or comments from the Board, Public, or Staff.]

The motion was adopted unanimously.

H. Consideration of Resolution Establishing a Policy for Bond Finance Project Financial Analysis

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution establishing a policy for conducting third-party audits of Port KC’s financial analysis for eligible bond financed development projects.

Commissioner Cargile seconded.

Roll call vote was taken:

- Chairperson Deb Hermann, *Not Present*
- Commissioner Claire Terrebonne, *Aye*
- Commissioner Henok Tekeste, *Aye*
- Commissioner Matt Oates, *Aye*
- Commissioner Yolanda Cargile – *Aye*
- Councilperson Katheryn Shields - *Aye*
- Councilperson Kevin O’Neill – *Not Present*

The motion was adopted unanimously.

4. **Executive/ Staff Reports**Jon Stephens

5. **Other Business**

6. **CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to obtaining legal counsel and real estate transactions**

7. **Adjourn** Chairperson Hermann

The meeting was adjourned at 5:00 p.m.