

**PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, DECEMBER 12, 2022
3:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/83853880487?pwd=dGlaNlROTTBpSE5Cam90VEtBdkJrUT09>

Attendance:

Board:

Chairman Deb Hermann, Commissioner Claire Terrebonne, Commissioner Henok Tekeste, Commissioner Matt Oates, Commissioner Yolanda Cargile, Councilperson Katheryn Shields, Councilperson Kevin O’Neil

Guests:

Aaron Schmidt, Ben Bighan, Bradley Hardin – Diode Ventures, Chris Frantze – Stinson LLP, Craig Kelly Daniel Ferman Leon – Cornell University, Doug Coleman – Hunt Midwest, Doug Stone, George Bochis – Augustine Development, Janet Wilkerson, Joey Taylor –IUPAT Dist. Council 3, John Michel Handley – Diode Ventures, Jon Copaken – Copaken Brooks, Josh Wyrick – IUPAT Dist. Council 3, Kathleen Pointer – Kansas City Missouri School District, Kelle Madinger, Mark Coulter – Rouse Frets Law Firm, Michael Meier – Augustine Development/Aristocrat Realty, Mike Bell – Hunt Midwest, Mike Talboy – Rouse Frets Law Firm, Ora Reynolds – Hunt Midwest, Rayan Makarem – Clean Air Now, Taylor Stephen, Todd LaSala – Stinson, Zach Murdock – Hunt Midwest

Staff:

Aaron Plump, Chase Johnson, Jocelyn Knight, Joe Lohman, Jolene Mead, Jon Stephens, Krishan Purvis, Mary Barnes, Megan Elder, Meredith Hoenes, Richard Grenville

1. Call to Order Chairperson Hermann

The meeting was called to order at 3:04 p.m.

2. Consideration of October 24, 2022 Minutes..... Chairperson Hermann

Councilperson Shields made a motion to accept the October 24, 2022, meeting minutes as written.

Councilperson O’Neill seconded.

Roll call vote was taken:

Chairman Deb Hermann, Aye

Commissioner Henok Tekeste, Aye

Commissioner Matt Oates, Aye

Commissioner Yolanda Cargile, Aye

Councilperson Katheryn Shields, Aye

Councilperson Kevin O’Neill, Aye

The motion passed unanimously.

[There was no discussion from the Board, Staff, or Public.]

3. Consideration of Development Cmte. Referrals Commissioner Terrebonne

A single public testimony period will be provided prior to the Board’s consideration of the listed items. Public testimony is limited to three (3) minutes per person, unless extended at the discretion of the Chairperson.

A. Resolution Authorizing the Imposition of 1% Sale/Use Tax – PID 7

Councilperson Shields made a motion that the Board of Commissioners adopt a Resolution implementing the PID#7 sales and use tax at the maximum rate of 1% for a period ending August 1, 2038.

Councilperson O’Neill seconded.

Roll call vote was taken:

Chairman Deb Hermann, Aye

Commissioner Henok Tekeste, Aye

Commissioner Matt Oates, Aye

Commissioner Yolanda Cargile, Aye

Councilperson Katheryn Shields, Aye

Councilperson Kevin O’Neill, Aye

The motion passed unanimously.

[There was no discussion from the Board, Staff, or Public.]

B. Resolution Approving a \$10,000 Amendment to a Landscaping Services Contract with Brightview Landscapes

Councilperson Shields made a motion that the Board of Commissioners adopt a Resolution approving a \$10,000.00 increase to the Landscaping Services – Richards-Gebaur Commerce Park Contract.

Councilperson O’Neill seconded.

Roll call vote was taken:

Chairman Deb Hermann, Aye
Commissioner Henok Tekeste, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye
Councilperson Katheryn Shields, Aye
Councilperson Kevin O'Neill, Aye

The motion passed unanimously.

[There was no discussion from the Board, Staff, or Public.]

C. Resolution Updating Port KC's Bylaws with Respect to the Execution of Checks and Signing of Documents.

Councilperson Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the addition of Port KC's General Counsel to the list of people authorized to co-sign checks, drafts and notes over \$25,000.00 and authorizing the President & CEO to delegate authority to execute agreements, documents and instruments in the name of Port KC.

Councilperson O'Neill seconded.

Roll call vote was taken:

Chairman Deb Hermann, Aye
Commissioner Henok Tekeste, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye
Councilperson Katheryn Shields, Aye
Councilperson Kevin O'Neill, Aye

The motion passed unanimously.

[There was no discussion from the Board, Staff, or Public.]

D. Resolution Inducing the Issuance of Bonds, Authorizing a Master Memorandum of Understanding, and Authorizing a Grant Application – KCI 29 Logistics Park

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 twenty year period, in an amount not to collectively exceed \$2.5 Billion, authorizing execution of the Master Memorandum of Understanding, and Grant Application

in connection with the development of KCI-29 Logistics Park.

Councilperson O'Neill seconded.

Roll call vote was taken:

Chairman Deb Hermann,	Aye
Commissioner Henok Tekeste,	Aye
Commissioner Matt Oates,	Aye
Commissioner Yolanda Cargile,	Aye
Councilperson Katheryn Shields,	Aye
Councilperson Kevin O'Neill,	Aye

The motion passed unanimously.

[There was no discussion from the Board, Staff, or Public.]

E. Resolution Inducing the Issuance of Bonds and Authorizing a Master Memorandum of Understanding – Diode/Rocky Branch Creek

Councilperson O'Neill made the motion that the Board of Commissioners adopt a Resolution expressing Port KC's intent to issue its bonds, in multiple series over a fifteen year period, in an amount not to collectively exceed \$10 Billion, and authorizing execution of the Master Memorandum of Understanding.

Councilperson Shields seconded.

Roll call vote was taken:

Chairman Deb Hermann,	Aye
Commissioner Henok Tekeste,	Aye
Commissioner Matt Oates,	Aye
Commissioner Yolanda Cargile,	Aye
Councilperson Katheryn Shields,	Aye
Councilperson Kevin O'Neill,	Aye

The motion passed unanimously.

[There were questions from the public, and comments from the Board of Commissioners.]

4. 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. Resolution Inducing the Issuance of Bonds – Scarritt Building

Councilperson Shields 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 over a twenty-five year period, in an amount not to collectively exceed \$47 Million.

Councilperson O'Neill seconded.

Roll call vote was taken:

Chairman Deb Hermann,	Aye
Commissioner Henok Tekeste,	Aye
Commissioner Matt Oates,	No
Commissioner Yolanda Cargile,	Aye
Councilperson Katheryn Shields,	Aye
Councilperson Kevin O'Neill,	Aye
Commissioner Claire Terrebonne,	Aye

The motion passed six to one.

[There were comments from the Board of Commissioners and Public.]

B. Resolution Inducing the Issuance of Bonds – 1818-1822 Main St

Councilperson Shields 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 over a twenty-five year period, in an amount not to collectively exceed \$36 Million.

Commissioner Cargile seconded.

Roll call vote was taken:

Chairman Deb Hermann,	Aye
Commissioner Henok Tekeste,	Aye
Commissioner Matt Oates,	Aye

Commissioner Yolanda Cargile, Aye
Councilperson Katheryn Shields, Aye
Councilperson Kevin O’Neill, Aye
Commissioner Claire Terrebonne, Aye

The motion passed unanimously.

[There were comments from the Board of Commissioners.]

C. Resolution Approving the Issuance of Bonds – 210 & N. Brighton

Councilperson O’Neill made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (N. Brighton & 210 Project), in a maximum principal amount not to exceed \$55,000,000.00 and the execution of related documents.

Commissioner Terrebonne seconded.

Roll call vote was taken:

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

The motion passed unanimously.

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

D. Resolution Approving Property Management Services Contract with Newmark Zimmer – 49 Crossing

Councilperson Shields made a motion that the Board of Commissioners adopt a Resolution authorizing Port KC to enter into a contract for property management services with Newmark Zimmer at 49 Crossing in a form deemed acceptable to the President & CEO.

Councilperson O’Neill seconded.

Roll call vote was taken:

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

The motion passed unanimously.

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

E. Resolution Approving Local Match for Mid-America Regional Council’s Planning Sustainable Places Program Grant

Commissioner Oates made a motion that the Board of Commissioners adopt a Resolution authorizing Port KC to contribute a local match to Mid-America Regional Council’s Planning Sustainable Places Program of \$50,000.00, and authorizing Port KC to increase said contribution, subject to the discretion of the President & CEO and availability of funding.

Commissioner Tekeste seconded.

Roll call vote was taken:

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

The motion passed unanimously.

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

F. Resolution Approving Maintenance Ambassador Service Contract with Downtown Community Improvement District

Councilperson Shields made a motion that the Board of Commissioners adopt a Resolution authorizing Port KC to enter into a Contract for Maintenance Ambassador Services at Berkley Riverfront with Downtown Community Improvement District in a form deemed acceptable to the President & CEO.

Councilperson O’Neill seconded.

Roll call vote was taken:

- Chairman Deb Hermann, Aye
- Commissioner Henok Tekeste, Aye
- Commissioner Matt Oates, Aye
- Commissioner Yolanda Cargile, Aye
- Councilperson Katheryn Shields, Aye
- Councilperson Kevin O’Neill, Aye
- Commissioner Claire Terrebonne, Aye

The motion passed unanimously.

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

- 5. **Establishing Tentative Committee/Board Meeting Dates** Jon Stephens
- 6. **Executive/ Staff Reports** Jon Stephens
- 7. **Other Business**
- 8. **CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to legal actions, real estate transactions and personnel issues**
- 9. **Adjourn**..... Chairperson Hermann