

PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, September 25, 2023
3:00 P.M.
110 Berkley Plaza, Kansas City, MO 64120

Join Zoom Meeting

<https://us02web.zoom.us/j/83853880487?pwd=dGlaNIROTTBpSE5Cam90VEtBdkJrUT09>

Attendance

Board:

Chairperson Deb Hermann
Commissioner Claire Terrebonne
Commissioner Henok Tekeste
Commissioner Katheryn Shields
Commissioner Matt Oates
Commissioner Yolanda Cargile

Guests:

Daniel Fermon Leon – Cornell University, Jason Harrison – SMART, Joey Flickner – IUPAT , District Council 3, Kevin Collison – *CityScene KC*, Mark Coulter – Rouse Frets White Goss Gentile, Mike Bell – Hunt Midwest, Rachel Stoker, and Thomas Friestad – *The Kansas City Business Journal*

Staff:

Aaron Plump, Brian Rabineau, Chase Johnson, Joe Lohman, Joe Perry, Jon Stephens, Mary Barnes, Rhonda Miller, and Richard Grenville

1. Call to Order Chairperson Hermann

Chairperson Hermann called the meeting to order at 3:02 p.m.

2. Consideration of August 28, 2023 Minutes Chairperson Hermann

Commissioner Shields made a motion that the August 28, 2023, be accepted as written.

Commissioner Oates seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Katheryn Shields, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye

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

The motion passed unanimously.

3. Consideration of Development Committee ReferralsCommissioner Terrebonne

Public testimony will be taken at the discretion of the Chairperson. Any public testimony will be limited to three (3) minutes per person, unless extended at the discretion of the Chairperson.

A. Authorizing the Issuance of Bonds – KCI-29 Phase One

Commissioner Shields made a motion that the Board adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (KCI 29 Logistics Park Project – Phase One), in a maximum principal amount of \$140 Million, and the execution of related documents.

Commissioner Oates seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Katheryn Shields, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye

[There were comments from the Board and Staff.]

The motion passed unanimously.

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. Authorizing the Execution of MOU amendments for the Receipt and Disbursement of a \$350,000 Launch KC Grant to the Downtown Council

Commissioner Shields made a motion that the Board adopt a Resolution authorizing the President & CEO to execute amendments to Memoranda of Understanding with the Department of Higher Education & Workforce Development and the Downtown Council for the FY2024 \$350,000 Launch KC grant.

Chairperson Hermann seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Katheryn Shields, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye

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

The motion passed unanimously.

B. Authorizing a Contract with Gunter Construction Company for the Rehabilitation of Infrastructure at Woodswether Terminal

Commissioner Shields made a motion that the Board adopt a Resolution approving a contract with Gunter Construction Company.

Commissioner Cargile seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Katheryn Shields, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye

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

The motion passed unanimously.

C. Authorizing Amendments to the First Amended and Restated Lease Agreement with the City of Kansas City, Missouri and to the Amended and Restated Lease with IOC-Kansas City, Inc. for the Purpose of Furthering the Development of a Casino Hotel

Commissioner Shields made a motion that the Board adopt a Resolution authorizing the President & CEO pursue amendments to the agreements, as presented, and to execute the same in such form as he determines to be in Port KC's interests.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, (*was not present during the vote*)
Commissioner Katheryn Shields, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye

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

The motion passed five to one.

D. Amending Resolution 2023-08-05 for Purposes of Updating the Entity Purchasing the Bond and Executing the Agreements for the 74 Broadway Project

Commissioner Shields made a motion that the Board amend Resolution 2023-08-05 for the purpose of changing the name of the applicable development entity.

Commissioner Tekeste seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Henok Tekeste, Aye
Commissioner Katheryn Shields, Aye
Commissioner Matt Oates, Aye
Commissioner Yolanda Cargile, Aye

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

The motion passed unanimously.

- 5. **Executive/ Staff Reports**.....Jon Stephens
- 6. **Other Business**

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

Commissioner Shields made the motion to go into a closed session pursuant to Section 610.021 (2) RSMo for matters related to legal action and real estate transactions.

Commissioner Oates seconded the motion.

Roll call vote was taken:

- Chairperson Deb Hermann, Aye
- Commissioner Claire Terrebonne, Aye
- Commissioner Henok Tekeste, (*was not present during the vote*)
- Commissioner Katheryn Shields, Aye
- Commissioner Matt Oates, Aye
- Commissioner Yolanda Cargile, Aye

The motion passed unanimously.

Commissioner Shields made a motion to come out of closed session and back into open session.

Commissioner Tekeste seconded the motion.

Roll call vote was taken:

- Chairperson Deb Hermann, Aye
- Commissioner Claire Terrebonne, Aye
- Commissioner Henok Tekeste, Aye
- Commissioner Katheryn Shields, Aye
- Commissioner Matt Oates, Aye
- Commissioner Yolanda Cargile, Aye

The motion passed unanimously.

Two real estate matters were discussed, and both were approved. Actions will be taken on each of these matters.

8. Adjourn Chairperson Hermann

The meeting was adjourned at 4:04 p.m.