

**PORT KC  
BOARD OF COMMISSIONERS MEETING MINUTES  
MONDAY, August 28, 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 Katheryn Shields  
Commissioner Matt Oates  
Commissioner Yolanda Cargile  
Councilperson Kevin O’Neill

**Guests:**

Ashley Doud – Polsinelli, Austin Bradley – EPC Real Estate Group, Celisa Calacal – KCUR, Chris Frantze – Stinson LLP, Dan Moye – Economic Development Corporation, Daniel Leon Fremon – Cornell University, Dave Frantze – Stinson LLP, Eric Mann – Emery Sapp & Sons, Inc., Harold Ray – Clifton Larson Allen LLP, Jason Harrison – S.M.A.R.T, Joe Hudson – Carpenter’s Union, Joey Flickner – IUPAT District Council 3, Kathleen Pointer – KC Public Schools, Kevin Collison – City Scene KC, Luke – KC Star, Mark Abbott – Abbott Properties, Mark McDermed – Polsinelli, Mukul Sharma – Palmer Square Capital Management, Owen Buckley – Lane 4 Property Group, Roxsen Koch – Polsinelli, Zoe Wilson – Lincoln College Preparatory Academy

**Staff:**

Aaron Plump, Chase Johnson, Jocelyn Knight, Joe Lohman, Joe Perry, Jon Stephens, Mary Barnes, Megan Elder, Meredith Hoenes, Rhonda Miller, Richard Grenville

**1. Call to Order ..... Chairperson Hermann**

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

**2. Consideration of July 17, 2023 Minutes ..... Chairperson Hermann**

Commissioner Terrebonne made a motion to accept the July 17, 2023, minutes as written.

Commissioner Shields 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  
Councilperson Kevin O’Neill, Aye

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

The motion passed unanimously.

**3. Nomination/Consideration of Resolution Electing Board Officers.....Jon Stephens**

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution electing the Officers as so nominated.

Councilperson O’Neill seconded the motion.

[There was discussion by the current Board of Commissioners.]

Commissioner Shields withdrew the original motion.

Commissioner Shields made a second motion to retain the current officers except for the existing Vice-President’s role. Commissioner O’Neill was asked to serve as the Vice-President for the new Board term.

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  
Councilperson Kevin O’Neill, Aye

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

The motion passed unanimously.

**4. Consideration of Development Committee Referrals .....Commissioner 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. Consideration of a Resolution Amending Resolution 2023-07-03 to Modify Inducement Value for Tiffany Springs

Commissioner Terrebonne made a motion that the Board of Commissioners adopt the amendment of Resolution 2023-07-03 as proposed.

Commissioner Shields seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye  
Commissioner Claire Terrebonne, Aye  
Commissioner Henok Tekeste, *Not Available to Vote*  
Commissioner Katheryn Shields, Aye  
Commissioner Matt Oates, Aye  
Commissioner Yolanda Cargile, Aye  
Councilperson Kevin O’Neill, Aye

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

The motion passed unanimously.

B. Consideration of a Resolution Authorizing the Issuance of Bonds – Masters Transportation

Councilperson O’Neill made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (Masters Transportation Project), in one or more series, in a maximum principal amount of \$3.15 Billion, and the execution of related documents.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye  
Commissioner Claire Terrebonne, Aye  
Commissioner Henok Tekeste, *Not Available to Vote*  
Commissioner Katheryn Shields, Aye  
Commissioner Matt Oates, Aye  
Commissioner Yolanda Cargile, Aye  
Councilperson Kevin O’Neill, Aye

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

The motion passed unanimously.

C. Consideration of a Resolution Authorizing the Issuance of Bonds – 74 Broadway

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (74 Broadway Project), in a maximum principal amount of \$92,000,000 and the execution of related documents.

Councilperson O'Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye  
Commissioner Claire Terrebonne, Aye  
Commissioner Henok Tekeste, *Not Available to Vote*  
Commissioner Katheryn Shields, Aye  
Commissioner Matt Oates, Aye  
Commissioner Yolanda Cargile, Aye  
Councilperson Kevin O'Neill, Aye

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

The motion passed unanimously.

D. Consideration of a Resolution Authorizing the Issuance of Bonds – Berkley Riverfront

Commissioner Terebonne made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (Berkley Riverfront Project), in multiple series, in an amount not to collectively exceed \$800 Million.

Councilperson O'Neill 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  
Councilperson Kevin O'Neill, Aye

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

The motion passed unanimously.

E. Consideration of a Resolution Authorizing Receipt of Funds for Capital Improvements from MoDOT

Commissioner Oates made a motion that the Board of Commissioners adopt a Resolution authorizing the application for and acceptance of a Capital Improvement Grant from the Missouri Department of Transportation, and the execution of any documents required in connection therewith.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

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

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

The motion passed unanimously.

F. Consideration of a Resolution Authorizing an Administrative Funding Agreement with MoDOT

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution authorizing execution of an agreement with MoDOT for the receipt of administrative funding.

Commissioner Oates seconded the motion.

Roll call vote was taken:

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

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

The motion passed unanimously.

G. Consideration of a Resolution Authorizing Receipt of Funds for Capital Improvements from DED – South Loop Link

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution authorizing the acceptance of \$28,600,000 from the Missouri Department of Economic Development for the South Loop Link Project, and the execution of any documents required in connection therewith.

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  
Councilperson Kevin O’Neill, Aye

[There was discussion from the Board.]

The motion passed unanimously.

- 5. **Presentation of FY23 Audited Financial Statements** ..... Outside Auditor, Harold Ray
- 6. **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 a Resolution Accepting FY23 Audited Financial Statements

Commissioner Oates made a motion that the Board of Commissioners accept the fiscal year 2023 audited financial statements, as presented, and authorize staff to instruct the auditor to prepare the document in final form.

Commissioner Terrebonne 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  
Councilperson Kevin O’Neill, Aye

[There were comments from Board and Staff.]

The motion passed unanimously.

B. Consideration of a Resolution Approving Task Order #21 under On-Call Engineering Contract with TranSystems

Councilperson O'Neill made a motion that the Board of Commissioners adopt a Resolution approving TransSystems Task Order #21 in the amount of \$362,000.00.

Commissioner Terrebonne 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  
Councilperson Kevin O'Neill, Aye

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

The motion passed unanimously.

C. Consideration of a Resolution Authorizing the Filing of a Petition to Establish PID 10

Commissioner Terrebonne made a motion that the Board adopt a Resolution approving the draft petition and authorizing staff to perform all necessary steps to effect the creation of the Kansas City, Missouri Port Improvement District No. 10.

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  
Councilperson Kevin O'Neill, Aye

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

The motion passed unanimously.

D. Consideration of a Resolution Authorizing the Execution of an Exclusive Agency Agreement – 49 Crossing

Councilperson O’Neill made a motion that the Board of Commissioners adopt a Resolution authorizing Port KC to enter into an Exclusive Agency Agreement with Newmark Zimmer at 49 Crossing in a form deemed acceptable to the President & CEO.

Commissioner Terrebonne seconded.

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  
Councilperson Kevin O’Neill, Aye

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

The motion passed unanimously.

E. Consideration of a Resolution Inducing the Issuance of Bonds – 4711 Belleview

Councilperson O’Neill 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 \$143 Million.

Commissioner Shields seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye  
Commissioner Claire Terrebonne, Aye  
Commissioner Henok Tekeste, *Not Available to Vote*  
Commissioner Katheryn Shields, Aye  
Commissioner Matt Oates, Aye  
Commissioner Yolanda Cargile, Aye  
Councilperson Kevin O’Neill, Aye

[There were comments from the Board, KCPS representative and student and other members of the Public and Staff.]



[Commissioner Oates voted Aye, but would like to see additional tax exemption numbers, in the future, for this project.]

The motion passed unanimously.

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

Commissioner made a motion to enter into closed session pursuant to Section 610.021 (2), RSMo for matters related to real estate transactions.

Commissioner Oates seconded the motion.

Roll call vote was taken:

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

The motion passed unanimously.

Commissioner Oates made a motion to come out of closed session back into public session.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

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

The motion passed unanimously.

Public Statement: In closed session three action items were discussed regarding real estate matters. Action was taken on the three items discussed.

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

**9. Other Business**

**10. Adjourn** ..... Chairperson Hermann

The meeting was adjourned at 5:06 p.m.