



# Board of Commissioners Meeting

December 6, 2021

# President's Report



- Port KC People & Operations
  - **Covid-19 Navigation & 2022 reintegration plan**
  - **Team additions and reorganization**
  - **People focus at all levels**
- Planning & Process
  - **Reorganization of Development Team with more layered engagement**
  - **Riverfront strategic planning timed with new project flow**
  - **Focus on multimodal strategic planning in 2022**
- Legal & Communications
  - **AIM Zone reauthorization**
  - **MRT market assessment & P3 plan**
  - **Missouri Ports support**
  - **Comprehensive communications plan**
- Development & Finance
  - **Blue River Corridor & MRT**
  - **Riverfront density & mixed-use**
  - **Workforce development & transit integration in logistics projects**
  - **Leadership in infrastructure grant & finance**



# Department Highlights 2021

**PRESIDENT'S REPORT**

# People & Operations



- Over 86 % of the team is actively engaged on civic and non-profit boards.
- Through local non-profit, Uncover KC, Port KC has partnered with several local organizations including Community LINC, Cornerstones of Care, and KC Hospice for volunteer initiatives.
- By participating in the Best Places to Work each year, Port KC demonstrates our commitment to fostering employee engagement and creating an advantage over our competition. Port KC improved our score by two points in 2021. The team describes our culture and environment as **Caring, Challenging, Collaborative, Inclusive, Interesting, Progressive,** and **Supportive**
- Port KC is PLATINUM Level Healthy KC Certified by the Greater Chamber of Commerce.
- Port KC is a designated Proud to Pay a Living Wage organization by City of KCMO.
- Port KC carries a Silver-level COVID Stops Here designation, which means 80% + of our team has been vaccinated.

# People & Operations



Pivots to Overall Benefit and Perk Offerings due to During COVID-19 Pandemic:

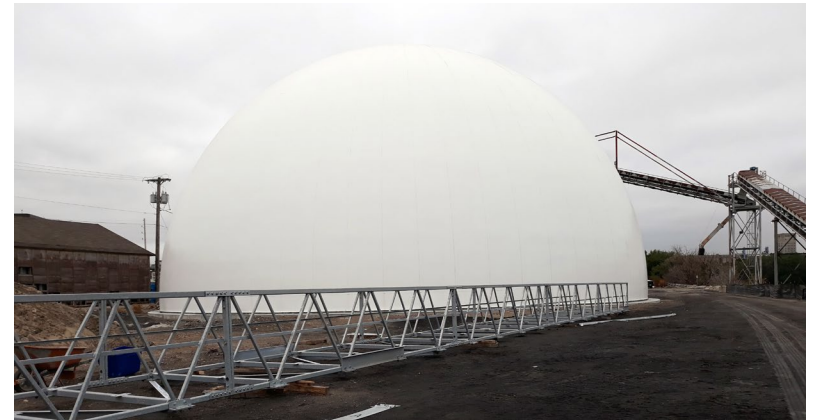
- Work From Home/ Technology Monthly Stipends
- Improved Employee Core Health and Wellness Benefits
- Increased Healthcare Reimbursement Arrangements
- Flexible Work Scheduling
- Enhanced EPA Services
- Elevated Career Planning Programs, Engagement Activities and Workshops

# Multimodal Transportation



## Woodswether Port Terminal:

- Completed new fertilizer storage dome
- Increased rail traffic
- Obtained funding for Mooring structure project and engineering for paving project
- Finalized mooring project contract
- Finalized new port operator agreement



# Multimodal Transportation



## Missouri River Terminal:

- Assisted KPMG in MRT freight study
- MRT outreach/presentations

## Navigation:

- Became non-federal sponsor for USACE navigation study
- Led stakeholder input for the study



**MISSOURI RIVER  
TERMINAL**

MARINE • RAIL • TRUCK

# Asset Management



## 49 Crossing:

- **100% leased** as of December 2021
- Averaged above 95% leased for all 2021
- Signed 13 leases in 2021
  - **4 new tenants**
  - **9 renewals or expansions**
- Strong net income to fund strategic capital repairs and land planning

**49** CROSSING  
//////////



# Berkley Riverfront Operations



## Berkley Riverfront:

- Hydration Station
  - **Installation in partnership with Downtown Rotary**
- Wharf Structure
  - **Funded and completed physical assessment for future capital planning**
- Maintenance
  - **Landscaping contract extension with Brightview Landscape (per board approval)**
  - **Revised scope of Property Management RFP**
  - **Ongoing maintenance for safety and usability**
- Capital Planning
  - **Reviewing possible equipment additions such as new trash cans and picnic tables**
  - **Long-term lighting plan, tree replacement plan, trail and bridge safety and trail signage**
- Event Production Company Partnerships
  - **Mission-based events and 2022 event calendar**



# Berkley Riverfront Development



## Parcel 12A – NorthPoint Development - CORE Apartments:

- The 350 unit project
- On-schedule and expect to be leasing in 2022

## Parcel 10 - Vecino Group – 9% LIHTC Project:

- Applied to Missouri Housing Development Corporation for 9% Low Income Housing Tax Credits
- 60-unit multi-family project
- Contemplates about 16% of units for families with less than 30% Average Median Income (AMI) to help address chronic homelessness in KC, while the balance of the units will be less than 60% AMI

## Parcel 8 - KC Current – Stadium:

- 11,000-seat \$70m stadium
- Team and special events starting in 2025





# Berkley Riverfront Development

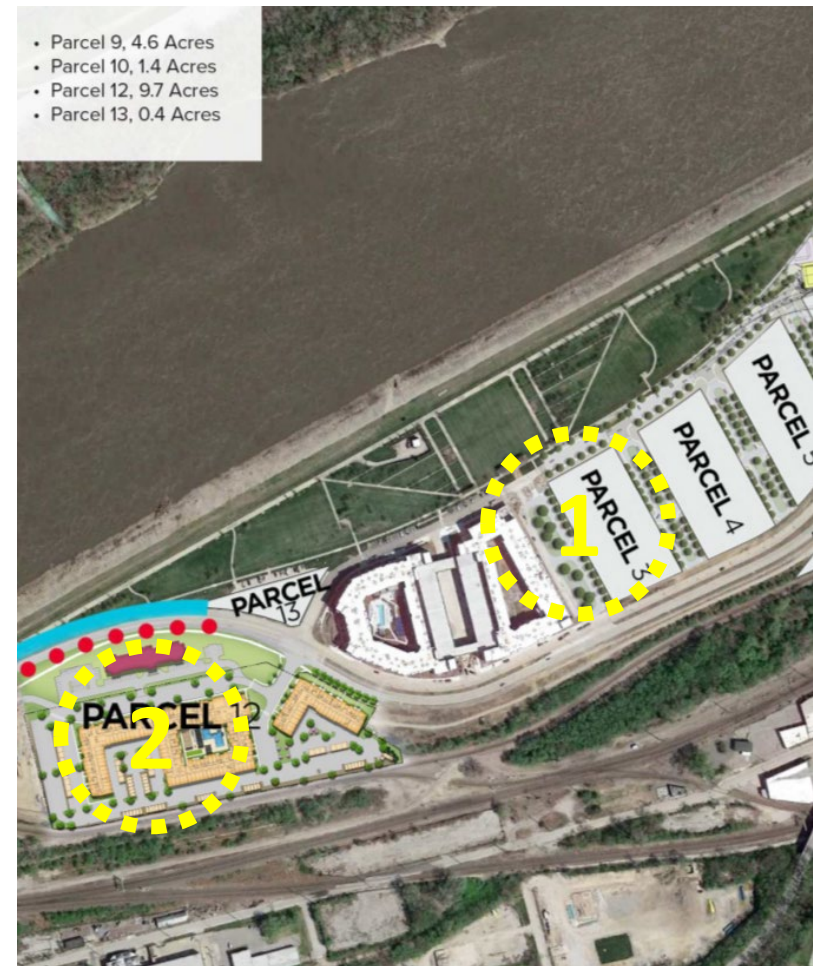


## Parcel 3A – Boutique Hotel Development:

- Commission approved a Purchase & Sale Agreement for a 5-story 120-key boutique hotel project
- One acre site at the north end of Parcel 3 at Berkley Riverfront

## Parcel 12B - Multi-Family Project:

- The Developer agreed to terms for a 7-story 250-unit multi-family project
- Northern two acre site on Parcel 12
- The Developer is working on a project that seeks to meet City affordable housing and Port KC goals for Berkley Riverfront



# Riverfront Development



## Bally Casino Redevelopment and Addition:

- Bally Corporation has commenced construction on the \$40 Million first phase of redeveloping the 27 acre leasehold property.
- Bally has enjoyed record Kansas City casino market share as they reposition the casino.



# Financial Highlights



## October:

- Bally's annual rent was received in October for \$3,054,062 where half (\$1,527,031) is payable to Kansas City, Missouri.
- All progress with the MRT project, capital additions to the balance sheet plus various expense categories, was a total of \$42,102 in October.
- An administrative grant was received from MODOT for \$24,632 for the Port Terminal.

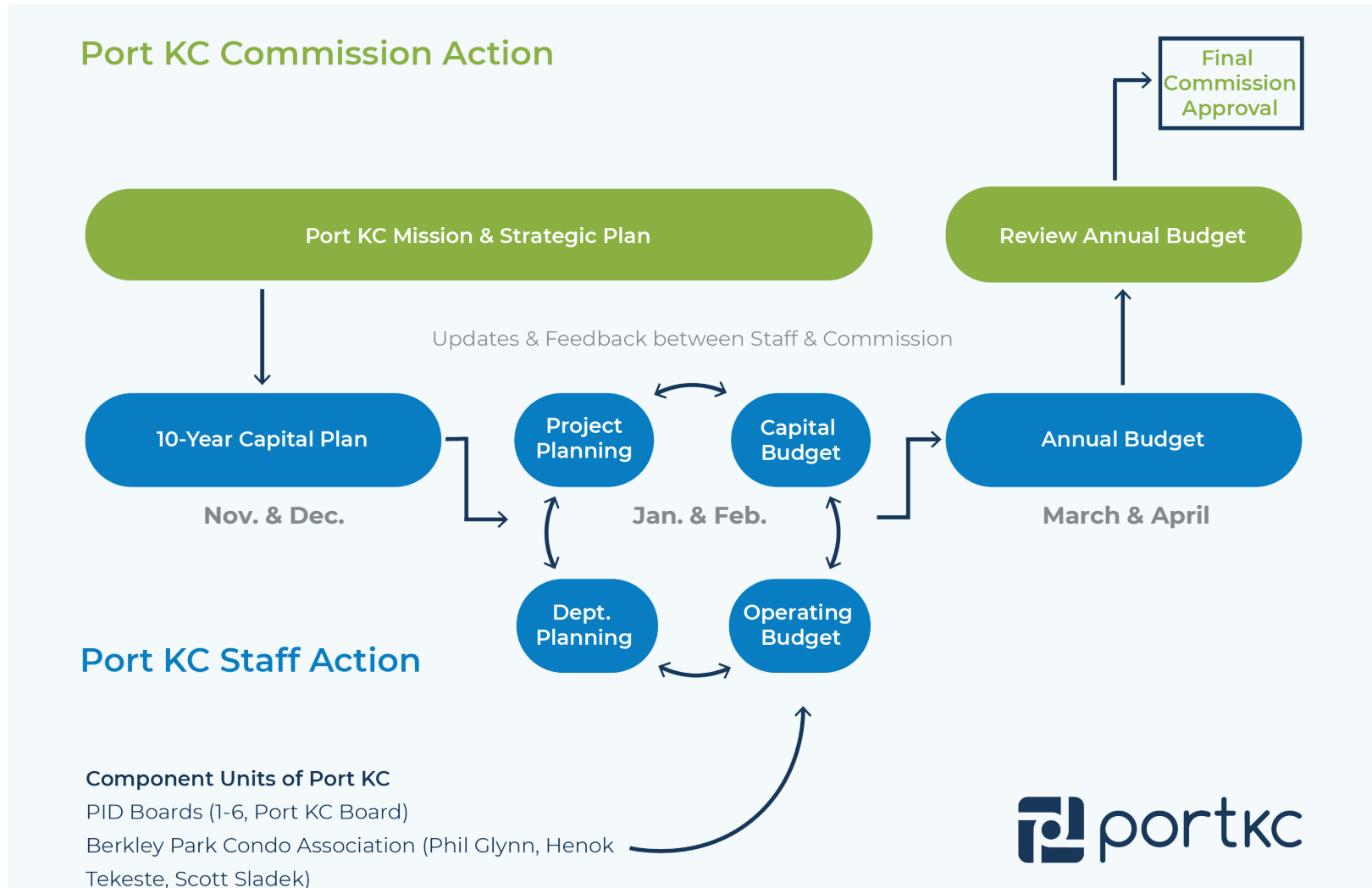
## November:

- The annual minimum rent for Bally's increased by \$440,430 based on the 5-year change in CPI (from October 2016 to October 2021). The annual minimum rent is now \$3,494,492 for 2021 through 2025. It will be adjusted again in 2026.
- Bonds were issued for the Niagara Bottling project (equipment bonds) in Platte County. Port KC collected \$303,869 in fees of which \$218,750 were designated towards the Woodswether Port Terminal.

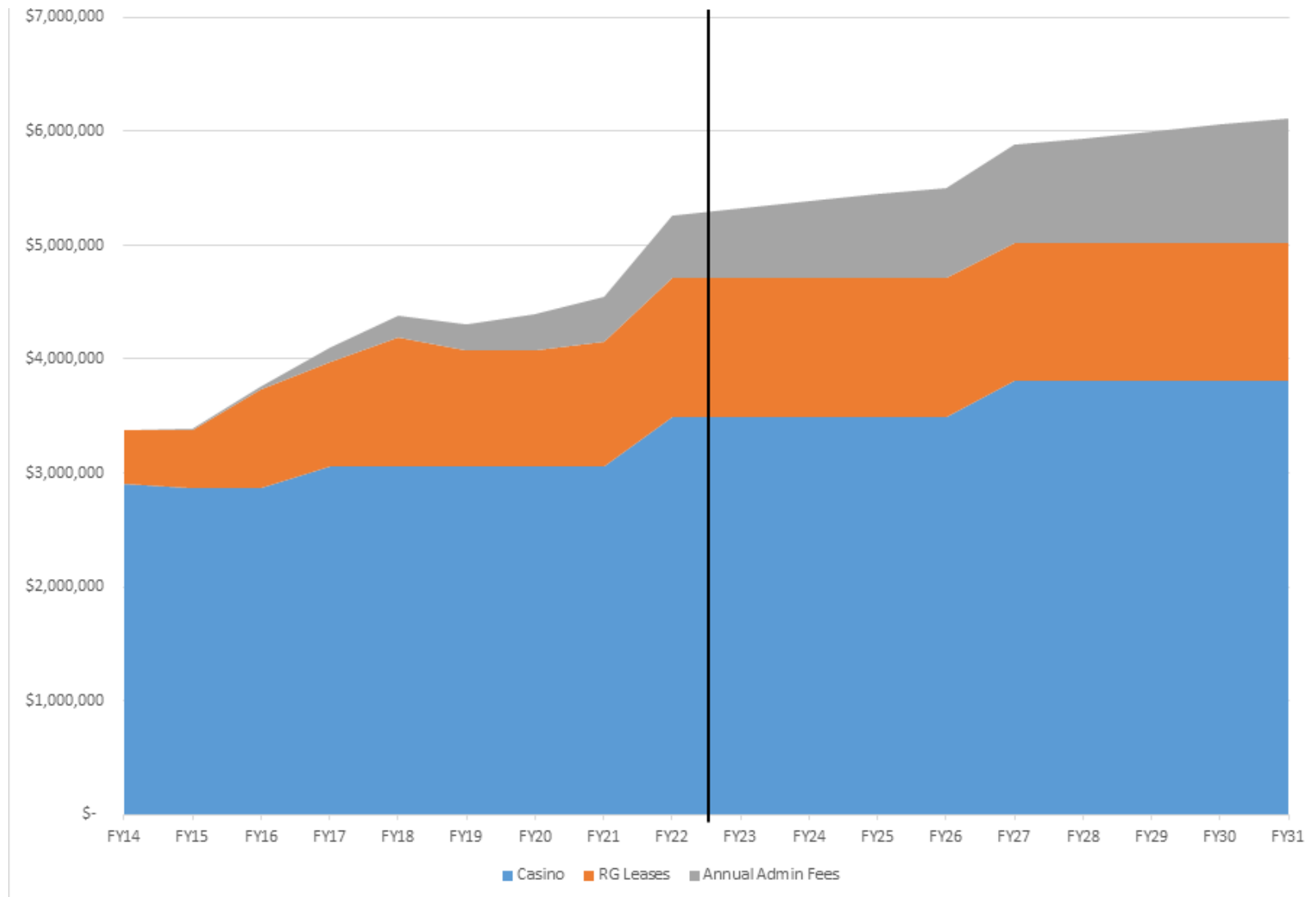
# Budget Process



## Budget Process



# Revenue Resiliency



# Legal



- Extended the Aim Zone act until 2030 – providing more certainty for a tool which has provided Port KC with a number of wins and revenue streams
- Continued progress on MRT despite some challenging interactions with the federal agencies.
  - **With the attention being paid to supply chain issues, we are on track to begin our procurement process in Q2 2022**
  - **A number of board actions required as we get closer to the process, which we hope to have wrapped up by the end of 2022.**
- Participated in numerous successful employment/development attraction efforts.
- The department led the second Lunch and Learn for the year on Procurement.



# Legal



- 20 Berkley Riverfront Park Event license agreements, 34 Contracts executed, 38 Active lease agreements, 6 Bond Development Finance Projects closed in 2021
- Finalized ground lease, parking agreement, and PID 1 revenue contribution agreement for the Kansas City Current project.
- Executed land sale agreements for the 3A boutique hotel and 12B multifamily project at Berkley Riverfront.
- Executed ground lease with North Point for commercial development at 49 Crossing.
- Executed ground lease with Ideker for relocation to 49 Crossing.
- Executed multiparty agreement for the construction and ongoing operations of the Berkley Riverfront streetcar extension.



## Streetcar Riverfront Run Approved, Early 2024 Service

March 23, 2021



Here's how a streetcar station serving the Berkley Riverfront Park might look. (Image courtesy Confluence)

## Niagara Bottling seeks incentives deal for \$216M manufacturing plant that could pep up Northland



### RECOMMENDED

**TRAVEL & TOURISM**  
Will heavy local tenant mix at new KCI help? That depends, airport concessions expert says

**COMMERCIAL REAL ESTATE**  
Kadean Construction names new leader for KC office

**RETAILING**  
EYE

## Coming to Kansas City's Berkley Riverfront: new bar, concert venue and boutique hotel

BY KEVIN HARDY  
APRIL 15, 2021 5:00 AM



This rendering from Clockwork Architecture + Design shows plans for a new bar called Bar and Rec planned for Berkley Riverfront park. CONTRIBUTED PHOTO



Berkley Riverfront park could land a new bar, a concert venue and a boutique hotel.

Those plans from the Port Authority of Kansas City come as Berkley is poised to get a new streetcar stop and a bridge for pedestrians and cyclists connecting downtown with the Missouri River.

It's just the latest addition to the riverfront, which also plans hundreds of new apartments. The new concert venue, envisioned for just east of the park, could seat more than 6,000 people, according to port records.

Riverfront Park is expected to be the Port KC board of an a ay.

urrent north terminus in the ected to begin construction n last September.

## New stadium a win-win for Kansas City and its women's soccer team

Published November 9, 2021 at 6:10 AM CDT



Ways To Subscribe



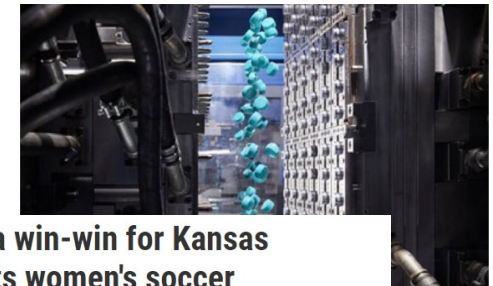
This rendering is of the future home of the Kansas City Current of the National Women's Soccer League.

### Rebranded as the KC Current, women's professional soccer will have a new home built just for them.

The Kansas City franchise of the National Women's Soccer League has had a busy few weeks. First, the team announced a new \$15 million practice facility to be built in Riverside, Missouri. That was followed by the news of the first soccer stadium purpose-

# ASSEMBLY

## Global Plastics Manufacturer Selects Missouri for New Facility



as announced plans ding facility here to

state and the first xe of innovation, lvest. It is expected

t of our growth ing capabilities,'

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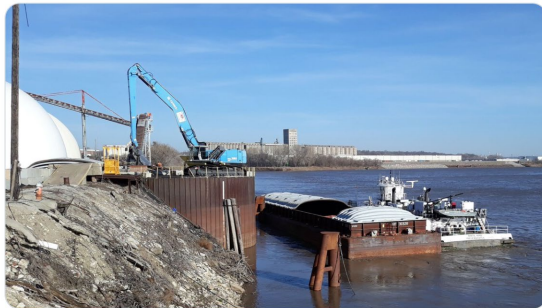
# Social Media



Port KC  
@portkc

Barges are back in town! This is our first shipment of 2021.

We're unloading in the West Bottoms at the Woodswether Terminal.



11:47 AM · Mar 29, 2021 · Sprout Social



Port KC  
@portkc

Glad to have @KC\_USACE @USACEHQ in today for a Missouri River Terminal update.

Any project of this scale must have a great team of experts and partners, and we have them here.



Mark Coulter

9:27 AM · Jul 15, 2021 · Twitter for Android



Port KC  
@portkc

ICYMI, we announced with @KCWoSo that we're building a riverfront stadium! We can't wait to see the transformation at #BerkleyPark.

[portkc.com/kansas-city-nw...](https://portkc.com/kansas-city-nw...)

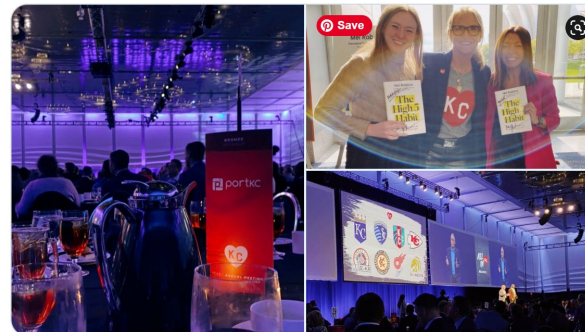


3:59 PM · Oct 28, 2021 · Sprout Social



Port KC  
@portkc

The Port KC team is #ALLinforKC @ithinkKC



KC Current

1:50 PM · Nov 5, 2021 · Twitter for iPhone



# Sponsorships



## Mission-oriented:

- Inland Rivers, Ports & Terminals INC Conference
- Greater KC Chamber, KCADC, EDC KC, South KC Chamber sponsorships
- Year 2 of 5-year Wonderscope steamboat exhibit sponsorship
- West Bottoms Clean Up
- KC RiverFest



## Diversity, Equity & Inclusion focused:

- BikeWalk KC League Certified Instructors for Women & Minority Trainers
- KC Pride Alliance
- Troostapalooza
- Greater Kansas City LISC
- ULI Kansas City Affordable Housing panel





# Thank you!

For any questions, please contact Mariah Shields, our Communications Manager.

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