

MINUTES

PORT KC  
BOARD OF COMMISSIONERS

December 13, 2018  
12:00 P.M.

UNION BERKLEY RIVERFRONT BIKE ROOM  
1000 BERKLEY  
KANSAS CITY, MO 64120

**Board:** Chairman Dana Gibson, Commissioner Juan Rangel, Commissioner Dan Fowler, Commissioner Clark, Commissioner Kelley Martin (telephonically), Commissioner Rojas (telephonically),

**Staff:** Mark Coulter, Joe Perry, Jolene Mead, Zoraya Rowlands, Jon Stephens, Mariah Shields, Krishan Purvis, Joe Lohman, Richard Grenville, Shane Bergstrom

**Guests:** Kevin Collison, City Scene KC; Brian Block, H&R Block; Ron Jury, Jury & Associates; Steve Vockrodt, Kansas City Star; Paul Lewis, Lathrope & Gage; Chris Ross, Ross Custom Properties; Jon Copaken, Copaken Brooks

1. **Call to Order** ..... **Chairman Gibson**
2. **Welcome**..... **Jon Stephens**
3. **Consideration of Approval of Minutes from October 22, 2018** ..... **Chairman Gibson**  

Commissioner Rangel moved to approve the Minutes from October 22, 2018.  
Commissioner Clark seconded. The motion passed unanimously.
4. **Consideration of Approval of Minutes from November 15, 2018** ..... **Chairman Gibson**  

Commissioner Clark moved to approve the Minutes from November 15, 2018.  
Commissioner Rangel seconded. The motion passed unanimously.
5. **Block 124 Power Tower Presentation**..... **Jon Copaken**
6. **Consideration of Approval of Block 124 Power Tower Inducement Resolution** .....  
..... **Mark Coulter**  

Commissioner Rojas joined the meeting telephonically.

Consideration of Approval of Block 124 Power Tower Inducement Resolution was tabled to later in the meeting.
7. **Consideration of Approval of Ross Custom Properties Documents in Substantial Form** ..... **Mark Coulter**  

Commissioner Rangel moved to approve the Ross Custom Properties Documents in Substantial Form. Commissioner Clark seconded. The motion passed unanimously.

**8. Consideration of Lobbying Services Consulting Agreement with Brent Hemphill & Associates ..... Mark Coulter**

Consideration of Lobbying Services Consulting Agreement with Brent Hemphill & Associates was removed from the agenda.

**9. Consideration of Authorizing the CEO to Enter into an Agreement with the City of Kansas City, MO ..... Mark Coulter**

Commissioner Rangel moved to approve the termination of the cooperative agreement between the Port Authority of Kansas City and the City of Kansas City, Missouri, with respect to \$1.2 million received in connection with a 2003 settlement with Southern Union Gas Company and Missouri Gas Energy. Commissioner Clark seconded. The motion passed unanimously.

**10. Consideration of Authorization to Approve Sponsoring the Minority Business Accelerator program administered by EDC ..... Zoraya Rowlands**

Commissioner Rangel moved to approve sponsoring the Minority Business Accelerator program administered by EDC. Commissioner Fowler seconded. The motion passed unanimously.

**11. Consideration of Authorization to Approve Fourth (4<sup>th</sup>) Amendment of Loan Participation Agreement with AltCap ..... Zoraya Rowlands**

Commissioner Clark moved to approve the Fourth Amendment of the Loan Participation Agreement with AltCap. Commissioner Fowler seconded. The motion passed unanimously.

The Board resumed Consideration of Approval of Block 124 Power Tower Inducement Resolution. Commissioner Fowler moved to approve the Block 124 Power Tower Inducement Resolution. Commissioner Rangel seconded. The motion passed unanimously.

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

Roll call was taken to enter Closed Session to discuss real estate matters pursuant to 610.021(2):

Commissioner Clark, Aye, Commissioner Rangel, Aye; Commissioner Fowler, Aye; Commissioner Martin, Aye; Commissioner Rojas, Aye; Chairman Gibson, Aye.

Real estate matters were discussed. A motion approving the buy out of the options held by CenterPoint Kansas City One, LLC, to acquire property owned by the Port Authority at the former Richards-Gebaur Air Force Base was made, seconded, and approved unanimously.

The Board of Commissioners exited Closed Session.

Commissioner Fowler left the meeting.

**13. Finance Report..... Joe Lohman**

- 14. **President’s Report..... Jon Stephens**
- 15. **Asset Management Report.....James Mulick**
- 16. **Port Report..... Richard Grenville**
- 17. **Development Report.....Joe Perry**
- 18. **Communication Report .....Mariah Shields**
- 19. **Other Business, Public Comment ..... Chairman Gibson**
- 20. **Adjourn ..... Chairman Gibson**