

PORT KC
Board of Commissioner Meeting
PID 1-4 Board Meeting
APRIL 27, 2020
3:00 P.M.
[ZOOM]

Board: Chairman Phil Glynn, Commissioner Henok Tekeste, Commissioner Matthew Oates, Commissioner Claire Terrebonne, Commissioner Yolanda Cargile, Councilman Kevin O’Neill

Staff: Jon Stephens, Jolene Mead, Zoraya Rowlands, Joe Perry, Mark Coulter, Richard Grenville, Brian Rabineau, Joe Lohman, Krishan Purvis, James Mulick, Maitland Mehlhaff

Guests: Matt Wilks, Kathleen Pointer- KCPS, Brent Miles- NorthPoint, Brad Haymond- NorthPoint, Kevin Collison- City Scene, Stan Meyers, Janice Bolin- Kansas City Public Library, Evan Fitz, SES?, Owen?, Dawn O’Malley- Audio Acoustics, Le’Shyeka Roland- City of KCMO

1. Call to Order Chairman Glynn

Roll call was call taken:

Commissioner Terrebonne, Aye; Councilman Kevin O’Neill, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

2. Consideration of February 24, 2020 Minutes Chairman Glynn

Commissioner O’Neill made a motion to approve the February 24, 2020 minutes. Commissioner Terrebonne seconded.

Roll was call taken:

Commissioner Terrebonne, Aye; Councilman Kevin O’Neill, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste, Aye; Commissioner Cargile, Aye

Commissioner Oates abstained.

The motion passed unanimously.

3. Executive Staff Report Summary..... Jon Stephens

4. Call to Order PID 1-4 Chairman Glynn

5. Consideration of Bond Authorization Resolution – Northland Park VII.... Commissioner Terrebonne

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (Northland Park Building VII Project), in a maximum principal amount of \$36,800,000, and the execution of related documents. Commissioner Tekeste seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Councilman Kevin O'Neill, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

6. Consideration of Bond Authorization Resolution – Northland Park VIII... Commissioner Terrebonne

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (Northland Park Building VIII Project), in a maximum principal amount of \$17,100,000, and the execution of related documents. Commissioner Cargile seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Councilman Kevin O'Neill, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

7. Consideration of Bond Authorization Resolution – Parcel 12A Commissioner Terrebonne

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (NP Berkley Apartment Project), in a maximum principal amount of \$60,500,000, and the execution of related documents. Commissioner Tekeste seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

Councilman O'Neill left the meeting.

The motion passed unanimously.

8. Consideration of Resolution Authorizing the Execution of Documents in Relation to the Sale of the Isle of Capri to Twin River Commissioner Terrebonne

Commissioner Oates made a motion that the Board of Commissioners adopt a Resolution authorizing the execution and recording, if required, of such documents as are necessary to complete the assignment of the casino sublease from Eldorado Resorts to Twin River Worldwide Holdings. Commissioner Shields seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

9. Consideration of FY21 Budget ApprovalCommissioner Oates

Commissioner Terrebonne made a motion that the Board of Commissioners approve the Port KC FY21 Budget, as presented, and that the Board of Commissioners separately sitting as the Boards with respect to PID No. 1, PID No. 2, PID No. 3 and PID No. 4, simultaneously approve the respective PID FY21 Budgets, as presented. Commissioner Shields seconded.

Roll was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

10. Consideration of Resolution Authorizing an Amendment to the Berkley Park Condominium DeclarationCommissioner Terrebonne

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the execution and recording of the First Amendment to Declaration of Covenants, Restrictions and Condominium for Berkley Park Condominium Association. Commissioner Terrebonne seconded.

Roll was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

11. Consideration of Amendment to Port Improvement District Policy Commissioner Oates

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution amending the Port Improvement District Policy by removing the existing cap on the administration Fee. Commissioner Shields seconded.

Roll was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye.

The motion passed unanimously.

12. Consideration of Amendment to Bond & Debt Issuance and Disbursements Policy Mark Coulter

Commissioner Terrebonne made a motion to adopt a Resolution amending the Bond & Debt Issuance & Debt Disbarments Policy by increasing the in-house legal fee cap by \$5,000.00. Commissioner Tekeste seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

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

Commissioner Terrebonne made a motion to enter into closed session. Commissioner Shields seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

A. Consideration of sale of certain property at Richards-Gebaur Commerce Park

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the sale. Commissioner Terrebonne seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

B. Consideration of a lease of certain property with an option to purchase at Richards-Gebaur Commerce Park

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution authorizing the lease and option to purchase. Commissioner Oates seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

C. Consideration of a lease of Parcel 7

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution authorizing the execution of a Letter of Intent to lease a portion of Parcel 7. Commissioner Shields seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

D. Consideration of the sale of Parcel 12B

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the sale of Berkley Riverfront Parcel 12B. Commissioner Cargile seconded.

Roll call was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

Commissioner Terrebonne made a motion to exit closed session and return to open session. Commissioner Shields seconded.

Roll was call taken:

Commissioner Terrebonne, Aye; Chairman Glynn, Aye; Councilwoman Shields, Aye; Commissioner Tekeste Aye; Commissioner Oates, Aye; Commissioner Cargile, Aye

The motion passed unanimously.

- 14. **Executive/Staff Reports** – Tabled.
- 15. **Other Business** – None.
- 16. **Adjourn**..... Chairman Glynn