

MINUTES

**PORT KC
DEVELOPMENT COMMITTEE MEETING
MONDAY, MAY 10, 2021
3:30 P.M.**

Board: Chairperson Glynn; Chairperson Terrebonne; Commissioner Cargile; Commissioner Tekeste; and Councilwoman Shields

Staff: Brian Rabineau; James Mulick; Joe Lohman; Joe Perry; Jolene Mead; Jon Stephens; Krishan Purvis; Mariah Shields; Mark Coulter; Mary Barnes; Renee Hultgren; and Richard Grenville

Guests:

Andy Adkins – Economic Development Corporation; Bruce Eddy - Community Mental Health Fund; Daniel Ferman – Leon – Cornell University student; Gib Kerr – Cushman and Wakefield; Jan Parks – Coalition for Kansas City Economic Development Reform; Janice Bolin – Kansas City Public Library; Jenay Manley – KC Tenants; Kathleen Pointer – Kansas City Public Schools; Kevin Collison- City Scene KC; Ron Clark – KC Tenants; Roxsen Koch – Polsinelli; Ryan Tull – RCT Investments; Stan Meyers – Terracon; Steve Vockrodt – Kansas City Star; Tiana Caldwell – KC Tenants; Tom Friestad – Kansas City Business Journal; Trent Dansel – Olsson; and Wilson Vance – KC Tenants

1. **Call to Order** Chairperson Terrebonne
2. **Consideration of April 12, 2021, Minutes** Chairperson Terrebonne

Chairperson Glynn made a motion to approve the April 12, 2021 meeting minutes as written.

Chairwoman Shields seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Terrebonne, Aye; Commissioner Cargile, Aye; Commissioner Tekeste, Aye; and Councilwoman Shields, Aye

The motion passed unanimously.

3. **Consideration of Bond Inducement Resolution – Parker Square** James Mulick

Chairperson Glynn made the motion that the Committee recommend the Board of Commissioner’s adopt a Resolution expressing the intent of Port KC to issue bonds in one or more series to finance the costs of preserving and rehabilitating the existing

affordable housing community of Parker Square Apartments in an amount not to exceed \$32 Million.

Councilwoman Shields seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Terrebonne, Aye; Commissioner Cargile, Aye; Commissioner Tekeste, Aye; and Councilwoman Shields, Aye

There was discussion from the public on this motion.

The motion passed unanimously.

4. Consideration of PID 5 Sales Tax AuthorizationMark Coulter

Councilwoman Shields made the motion that the Development Committee recommend the adoption of a Resolution implementing the PID #5 sales and use tax at the minimum rate of 1% for a period ending October 1, 2051.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Terrebonne, Aye; Commissioner Cargile, Aye; Commissioner Tekeste, Aye; and Councilwoman Shields, Aye

There was discussion from the commissioners and the public on this motion.

The motion passed unanimously.

5. Consideration of Agreement with the USACE - Navigation Study of Lower Missouri RiverRichard Grenville

Chairperson Glynn made the motion that the Development Committee recommend the adoption of a Resolution authorizing the President & CEO of Port KC to enter into an agreement with the USACE for the lower Missouri navigation study for Phase One and for Port KC's commitment of its own funds in an amount not-to-exceed twenty-five thousand dollars (\$25,000) per fiscal years FY22 through FY24, for a total not-to-exceed of seventy-five thousand dollars (\$75,000).

Councilwoman Shields seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Terrebonne, Aye; Commissioner Cargile, Aye; Commissioner Tekeste, Aye; and Councilwoman Shields, Aye

There was public comment regarding the study.

The motion passed unanimously.

- 6. **Development Report** Joe Perry
- 7. **Port Report** Richard Grenville
- 8. **Other Business**
- 9. **CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to legal actions, real estate transactions and personnel issues**

Chairperson Glynn made a motion to enter closed session pursuant to Section 610.021 (1) (2) (3), RSMo for matters related to real estate transactions.

Councilwoman Shields seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Terrebonne, Aye; Commissioner Cargile, Aye; Commissioner Tekeste, Aye; and Councilwoman Shields, Aye

The motion passed unanimously.

- A. **Consideration of Purchase & Sale Agreement – Parcel 3A** Joe Perry
- B. **Consideration of Purchase & Sale Agreement – Parcel 12B** Joe Perry
- C. **Consideration of Ground Lease/Development Agreement – Parcel 7** Joe Perry

Councilperson Shields made a motion to return to the public development committee meeting.

Commissioner Tekeste seconded.

Roll call was taken:

Chairperson Terrebonne, Aye; Commissioner Cargile, Aye; Commissioner Tekeste, Aye; and Councilwoman Shields, Aye

[Chairperson Glynn was not present during the roll call.]

The three real estate actions were approved and all three will advance to closed session at the Board of Commissioner's May 24, 2021 meeting. The actions and votes taken in closed session were publicly announced when the Development Committee returned to open session.

10. **Adjourn** Chairperson Terrebonne